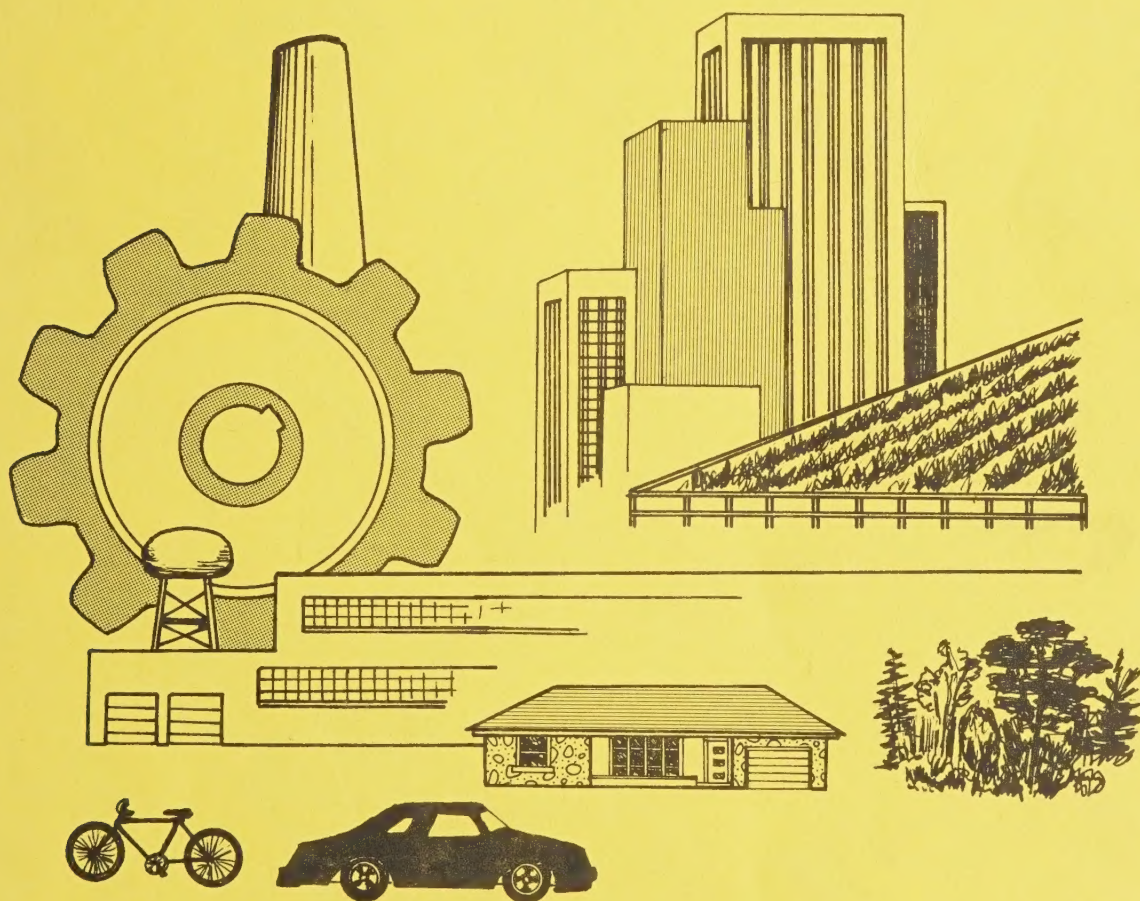


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# MUNICIPAL PLANNING INFORMATION GUIDE

CONTACTS • LISTINGS • SUMMARIES  
AVAILABLE TO MUNICIPALITIES



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# **CONTACT PERSONS:**

**WHERE INFORMATION IS AVAILABLE**

## **Section 1**





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# **LIST OF REPORTS RECEIVED:**

**WHAT IS AVAILABLE**



means a summary of the report is included

**Section 2**





TORONTO (Metropolitan Municipality of)

1. Planning Staff Organization Chart - 1 page, April 1975
2. *Plan for the Urban Structure of Metropolitan Toronto*, (submission to Metroplan Advisory Committee), 46 pages, May 1975
3. *Catalogue of Metropolitan Toronto Planning Board Reports*, 20 pages, May 1975
4. List of Metropolitan Toronto Transportation Plan Review Reports - 1 page, 1974
5. *Towards a Metropolitan Toronto Bicycle Route System*, 20 pages, 1973
- 6(a). *Bikeway System within Metropolitan Toronto*, (W. Strok & Associates Limited), 105 pages, July 1974
- (b). Appendix (to above)
7. Metro Bikeways - Urban Bikeways Committee, (newspaper), August 1974
8. *Performance and Impact of the Alternatives Year 2000 (Analysis of Environmental Effects)* Metropolitan Toronto Transportation Plan Review, 73 pages, Report 63.9, March 1975
9. *Plan for the Urban Structure of Metropolitan Toronto - Draft Official Plan of the Metro Toronto Planning Area*, 46 pages, February 1975
10. *Population Projections 1966-2001 of Metropolitan Toronto Planning Area - Metropolitan Plan Review Report #2*, 54 pages, September 1968
11. *Management of Historic Resources: A Summary*, (Metroplan review), 4 pages, 1974
12. *Housing Needs in the Metropolitan Toronto Planning Area*, Patterson Planning and Research, 107 pages, 1969



TORONTO (Metropolitan Municipality of)  
(continued)

13. *The Financial Structure of Metropolitan Toronto-  
Part One*, P.S. Ross & Partners, 76 pages, July  
1974
14. *Cost-Benefit Study on Land Use Within the Borough  
of York - Comments on the Report by M.T.P.B.*  
9 pages, November 1971
15. *Manual Technique for Estimating Transit Demand  
in a Selected Travel Corridor*, Traffic Research  
Corporation, 59 pages, November 1966
16. *Yonge Street Northern Extension - Parking Facilities*,  
25 pages, 1968
17. *Labour Force and Employment Projections 1966-2001 -  
Metropolitan Toronto Planning Area - Metropolitan  
Plan Review Report #3*, 39 pages, March 1969
18. *Downtown Toronto Core Employment Projections  
(1964-1980)*, 17 pages, January 1967
19. *Spadina Terminal Interchange Project - Summary  
Report*, (Kater, Peat, Marwick & Company), 14 pages,  
December 1971
20. *An Economic Evaluation of the Spadina Expressway  
and Rapid Transit Line*, (Kates, Peat, Marwick &  
Company), 51 pages, February 1971
21. *Existing Land Use, 1966, Metropolitan Plan Review-  
Report #1*, 67 pages, May 1968
22. *Scarborough Lakefront Development Study*, (Parkin  
Association and H. G. Acres Limited), 92 pages  
and appendix, 1971
23. *The Planning Process in Metropolitan Toronto*,  
59 pages + maps, appendix, tables, April 1975
24. *The Electoral System for Metropolitan Toronto*,  
77 pages + appendices, June 1975
25. *Demographic Trend in Metropolitan Toronto*, 60  
pages + appendices, April 1975



TORONTO (Metropolitan Municipality of)  
(continued)

26. *Transportation Alternatives: A Summary*, 32 pages,  
May 1975
27. *Metroplan Program Review*, 46 pages, April 1975





DURHAM (Regional Municipality of)

1. Organization Chart, February 1975, 1 page
2. *Official Plan Discussion Paper #1 "Stage 1: Background Information and Planning Issues"*, October 1974, 89 pages, maps
3. *Official Plan Discussion Paper #2 "Stage 2" Goals for the Official Plan of the Durham Planning Area*, April 1975
4. *Official Plan Discussion Paper #3 "Stage 3" Choices for the Future"*, 65 pages, August 1975
5. *Official Plan Discussion Paper #4 "Stage 4: Draft Proposal for Durham"*, 64 pages plus maps, December 1975
6. *Regional Planning Seminar*, 53 pages + appendices, October 1974



HALTON (Regional Municipality of)

1. *Climatic Study*, 79 pages, graphs, maps and charts, August 1974
2. *Soils Study*, August 1974, 66 pages, maps, charts
3. *Aggregate Industry*, August 1974, 46 pages, maps, charts
4. *Rural Settlement Study*, November 1974, 76 pages, including maps, tables, appendices
5. *Hydrology*, August 1974, 51 pages, including tables, graphs and personal contacts
6. *Soil capability for Agriculture*, 22 pages, charts, map , March 1975
7. *Agriculture Perspective*, 81 pages, charts, maps and graphs, August 1974
8. *Population Growth (Internal)*, 17 pages, charts, graphs, March 1975
9. *Comparative Population Growth (External)*, 7 pages, charts, March 1975
10. *Population Demand Projections*, 17 pages, charts and graph, March 1975
11. *Demographic Analysis and Population Trend, Forecasts*, 31 pages, charts, graphs, July 1974
12. *Interim Planning Policies 1974*, 66 pages, maps , 1974
13. *Rural Existing Land Use 1974*, 59 pages, plus appendices and maps, December 1974
14. *Official Plan Program flow chart*, 1 page





HAMILTON-WENTWORTH (Regional Municipality of)

1. *Wentworth - Burlington Suburban Bus Study*,  
December 1971, 39 pages, plus appendices,  
maps and charts



NIAGARA (Regional Municipality of)

1. *Regional Niagara Retail Policy Study*, January 1974, 81 pages plus two appendices
2. *Regional Niagara - Policy Plan*, January 1974  
47 pages plus maps
3. *Regional Niagara - Policy Plan - Addendum*,  
October 1974, 7 pages plus maps
4. *Preliminary Regional Planning Goals, Report  
No. 1*, April 1971, 62 pages
5. *Potential Recreation Areas and Fragile  
Biological Sites - Inventory and Recommen-  
dations - Report No. II*, July 1972, 66 pages  
plus maps and photos



PEEL (Regional Municipality of)

1. *A Report on Growth and Development Patterns in Peel - Towards a Regional Official Plan*, (pamphlet), October 1974, 22 pages
2. *Development Patterns and Policy Statements for Peel*, (memorandum), October 1974, 31 pages
3. *Background Report on Population Growth*, April 1975 (memorandum), 7 pages plus charts and map
4. *Geographically Referenced Data Storage and Retrieval System (G.S.D.S.R.)*, (memorandum), February 1975, 19 pages including drawings and maps
5. Staff organization chart - January 1975, 1 page
6. *Physical Survey - May 1975 - (Towards a Regional Official Plan)* 166 pages including maps and charts





WATERLOO (Regional Municipality of)

1. *Environmentally Sensitive Policy Areas - Regional Official Policies Plan, 120 pages, February 1974*
2. *Report of the Waterloo-Wellington Airport Task Force, 229 pages, July 1974*
3. *Scenic Roads of North Dumfries, Wellesley and Woolwich (University of Waterloo), 29 pages and appendix, August 1974*
4. *Growth - Policy Paper #1, Leading to the Regional Official Policies Plan, 18 pages, January 1974*
5. *Settlement Patterns - Policy Paper #2, Leading to the Regional Official Policies Plan, 24 pages, April 1974*
6. *Economic Development - Policy Paper #3, Leading to the Regional Official Policies Plan, 37 pages, May 1974*
7. *Housing - Policy Paper #4, Leading to the Regional Official Policies Plan, 40 pages, May 1974*
8. *Sand and Gravel Pits - Policy Paper #5, Leading to the Regional Official Policies Plan, 21 pages, June 1974*
9. *Open Space - Policy Paper #6, Leading to the Regional Official Policies Plan, 20 pages, August 1974*
10. *Transportation - Policy Paper #7, Leading to the Regional Official Policies Plan, 42 pages, August 1974*
11. *A Study of Regional Outdoor Recreation and Open Space Needs - Study Program, 16 pages, December 1975*



WATERLOO (Regional Municipality of)  
(continued)

12. *Planning the Regional Plan*, (Conestoga Wagon, Volume 2, Number 1, October 1974), 23 pages
13. *Planning the Regional Plan*, (Conestoga Wagon, Volume 2, Number 1, October 1973), 12 pages
14. *The Regional Official Policies Plan*, Final Draft, 95 pages and tables, plus maps, November 1975





YORK (Regional Municipality of)

1. *Options for Agriculture in York Region*, 25 pages and appendix, June 1975
2. *Urban Settlements in Rural York Region - An Interim Policy*, 36 pages and appendix, June 1974
3. *An Interim Policy on Rural-Residential Development*, 20 pages and appendix, November 1972
4. *A Summary of the Historical Development of York Region - Regional Official Plan Technical Appendix 1*, 52 pages and appendix, June 1974
5. *Work Program-Regional Official Plan*, 56 pages and appendix, January 1973
6. *Cottage Survey - Township of Georgina*, 40 pages, July 1972
7. *A Preliminary Statement of Goals and Objectives*, 29 pages, 1973
8. *Employment Forecasts*, 119 pages (Kates, Peat, Marwick and Company), June 1973
9. *Physical Base of York Region, Regional Official Plan, Appendix #2*, 32 pages and maps, July 1974
10. *A Progress Report to the Toronto-Centred Co-ordinating Committee on the Problems of Financing Services in Provincially Designated Low Growth Areas*, 20 pages, December 1974
11. *Short-Term Development Forecast (1971-81) (Summary)*, Regional Official Plan Technical Memorandum, 18 pages, November 1973
12. *Building Permits 1973, (Research Report)*, 13 pages and appendix, June 1974
13. *Terrain Evaluation Study*, 22 pages, May 1973



YORK (Regional Municipality of)  
(continued)

14. *A Day-Care Study by Health and Social Services Department and Regional Planning Department, 70 pages, September 1973*
15. *Oakridges Moraine Study - An Interim Policy Approach to Development, 16 pages and 2 appendices, July 1974*
16. *Mobile Home Parks - Research Report #3, 31 pages and appendix, September 1972*
17. *Data Bank Outline, 17 pages, October 1972*
18. *Tax Yields and Municipal Costs of Alternative Types of Residential Development, 38 pages, December 1971*
19. *Choices for Development, Technical Paper No. 5, 24 pages + maps, June 1975*
20. *Limits of Urban Growth, Technical Paper No. 4, 25 pages + appendix, June 1975*
21. *York Region Review, Volume 1, Number 1, June 1973, 8 pages*



MUSKOKA (District Municipality of)

1. *Official Plan for the Muskoka Planning Area - Working Paper*, 153 pages plus appendices, June 1975





BRANT (County of)

1. *Amendment to Establish a Policy for the Town of Paris Respecting the Maintenance of Properties, 3 pages*
2. *Report of the Agricultural Committee, 6 pages, plus maps and 7 appendices, July 1974*
3. *Estate Lot Policies - South Dumfries, 25 pages, December 1974*
4. *Official Plan #4 amendment - Maintenance of Property, 3 pages, map, April 1975*



VICTORIA (County of)

1. *Work Program, Official Plan*, 40 pages plus graphs, December 1975
2. *Interim Land Severance Policy*, 28 pages plus appendices, December 1975



BRAMPTON (City of)

1. *Financial and Environmental Impact Study of Urban Growth, Reports 2-8, May 1975*
2. *Information to Applicants, 2 pages + application*
3. *Information Report, 279 pages, 1975*



1. *Method of Reducing the Cost of Single Family Homes*, 10 pages, March 1973
2. *Pros and Cons of Reversed Frontage*, staff report, 6 pages, September 1973
3. *Neighbourhood Improvement Program - Neighbourhood Questionnaire Analysis*, 30 pages, January 1975
4. *Legal Notice of Official Plan*, newspaper, May 1975
5. *Phase II Housing Policy Study*, 6 pages
6. *Neighbourhood Improvement Program - Citizen Committee Report*, 10 pages, May 1975
7. *Land Use and Brantford Airport*, staff report 5 pages plus 4 schedules
8. *Notes outlining the basis for population projection and distribution in Brantford and adjacent urban area*, 32 pages, maps, tables in appendices, November 1974
9. *Brantford Housing Policy*, 29 pages, 8 schedules, January 1975
10. *Purpose and Need for Set-backs and Yards*, 16 pages, June 1974
11. *Flow charts for Trade Area Analysis*,
12. *Flow chart - Land Development Process*,
13. *Flow chart - Staff Communication*,
14. *Staff Organization Chart*
15. *Draft Official Plan - City of Brantford*, 44 pages, maps, tables, February 1973





BRANTFORD (City of) cont'd

16. *Potential Areas - Neighbourhood Improvement program, 7 pages, October 1974*
17. *Neighbourhood Improvement Program - general presentation*
18. *Evaluation of Downtown Pedestrian Mall, 19 pages, November 1974*
19. *Official Plan - newspaper copy*
20. GUIDE FOR APPLICANTS To procedure concerning the submission of application to the City of Brantford Planning Board for preliminary review of a draft of a PLAN OF SUBDIVISION OR CONDOMINIUM PLAN, 2 pages, 1975
21. Application to the City of Brantford Planning Board for approval of a PLAN OF SUB-DIVISION OR CONDOMINIUM PLAN PURSUANT TO Section 33 of The Planning Act, R.S.O. 1970, 3 pages, 1975
22. GUIDE TO APPLICANTS - To Amend the City of Brantford Zoning By-law and Official Plan, 3 pages, 1975
23. Application for an Amendment to the Zoning Bylaw and/or Official Plan, 4 pages, 1975



CAMBRIDGE (City of)

1. *Planning Community 1*, April 1975, In 4 parts,  
24 pages, maps
2. *Secondary Plan for the Hespeler Road Area*,  
May 1975, 13 pages
3. *Core Areas Secondary Plan, Phase One: Project  
Design*, June 1975
4. *Core Areas Secondary Plan - Phase Two: Core  
Areas Study*, 73 pages and tables, August 1975
5. *The Eagle Hill Redevelopment Plan*, 16 pages,  
and appendix, September 1974



1. *St. Clair-O'Connor Study*, 13 pages and maps, June 1974
2. *Official Plan of the Leaside Planning Area*, (Project Planning Associates), 66 pages and maps, October 1974
3. *Official Plan of the Leaside Planning Area Amendment #3*, 1968, 5 pages
4. *Official Plan of the Leaside Planning Area Amendment #4*, 1974
5. *The Leaside Industrial Area Study*, 61 pages and appendices, 1973
6. *Official Plan of the Township of East York Planning Area - Amendment #4*, June 1962, 27 pages, maps
7. *Official Plan of the Township of East York Planning Area - Amendment #5*, May 1964, 15 pages
8. *Official Plan of the Township of East York Planning Area - Amendment #6*, November 1966, 48 pages
9. *Official Plan of the Township of East York Planning Area - Amendment #7*, February 1968, 16 pages
10. *Official Plan of the Township of East York Planning Area - Amendment #8*, August 1971, 4 pages
11. *Official Plan of the Township of East York Planning Area - Amendment #9*, October 1969, 5 pages
12. *Official Plan of the Township of East York Planning Area - Amendment #10*, December 1971, 78 pages, tables and maps
13. *Official Plan of the Township of East York Planning Area - Amendment #11*, April 1974, 37 pages, maps and tables





EAST YORK (Borough of) cont'd.

*Official Plan of the Township of East York  
Planning Area - Amendment #12, April 1974,  
40 pages, maps, tables*



1. *Procedures for Public Hearing Notification in Higher Density Residential Developments*, Memorandum, December 1973, 3 pages
2. *Development Control (Section 35a of The Planning Act) implementing by-law and procedures*, Memorandum, May 1974, 5 pages
3. *Apartment Inventory*, April 1974
4. *Recent Amendments to the Planning Act as Contained in Bill 264 - The Planning Amendment Act, 1973*, Memorandum, April 1974
5. *Recent Amendments to The Planning Act as Contained in Bill 264 - The Planning Amendment Act, 1973*, Memorandum, January 1974, 5 pages
6. *Report on Zoning Amendment from R-2 to C.L. to Permit a Mixed Commercial - Residential Condominium Development*, January 1975
7. *Report on Zoning Amendment from R-2 to R-4, special*, March 1975, 17 pages, diagram
8. *Report on Zoning Amendment from R-2 to P.O.S. To Permit the Burial of Cremated Remains*, May 1975, 5 pages and maps
9. *Report on Problems in Existing Condominiums* November 1974, 39 pages, 6 appendices
10. *Report on Noise Exposure Forecast (N.E.F.) in Application to the Borough of Etobicoke* January 1973, 44 pages
11. *Report on Townhouse Development*, May 1971, 10 pages, charts
12. *Parkway Belt Study*, 1973, 27 pages, 2 appendices, maps



13. *Amendment No. B-1 to the Official Plan (Maintenance and Occupancy of Property), Memorandum, June 1973, 6 pages*
14. *Amendment No. B-3 to the Official Plan (Auxiliary Commercial Use), Memorandum, November 1973, 5 pages*
15. *District & Plan Special Site Policy and Commercial Designation for the South-East Corner of Dixon Road and Carlingview Drive, Memorandum, February 1975, 3 pages*
16. *Special Zoning Study of the Edgehill Road Area, Memorandum, April 1975, 7 pages, map*
17. *District 8 Plan - Implementation of Special Site Policy for the Area West of Islington Avenue between Orrell Avenue and Riverbank Drive, Memorandum, April 1974, 4 pages, map*
18. *Official Plan Amendment No. D9.4.74, Ontario Housing Corporation, December 1974, 2 pages*
19. *1975 Work Program - Planning Department, February 1975, 32 pages*
20. *Official Plan and Zoning Amendment, April 1975, 30 pages, map*
21. *Review of Current Official Plan Policies and Zoning By-law Provisions Affecting Automotive Uses in Etobicoke, May 1975*
22. *Report on Local Public Road Standards, March 1975*
23. *Amendment No. B-2 to the Official Plan (regulating condominium housing developments) December 1973, 26 pages*
24. *(Application form for) Application for Amendment to the Zoning By-law, 3 pages*



ETOBICOKE (Borough of) cont'd.

25. *Report on Multiple Use of Ontario Hydro Rights-of-way in Etobicoke, May 1975, 9 pages, charts, map*
26. *Staff Organization Chart, 1974, 1 page*
27. *Lorraine Gardens - Appleby Road Area - Study of the Desirability of Special Zoning, October 1973, 7 pages, maps*
28. *Laburnham - Special Study Area, August 1972, 30 pages, maps and photos*
29. *Consulting Engineers Guide for Land Development, 74 pages, December 1972*





GUELPH (City of)

1. *An Inventory of Federal and Provincial Housing Programs*, January 1975, 122 pages, charts and tables
2. *Hanlon Creek Ecological Study Phase A*, (University of Guelph), September 1971, 66 pages, maps
3. *Hanlon Creek Ecological Study Phase B*, (University of Guelph), April 1972, 71 pages, maps
4. Guelph & District Community Service Council (leaflet)



KITCHENER (City of)

1. *Kitchener 2,000, a Regional Concept*, 1964  
40 pages, maps and charts
2. *Staging of Development Report*, 20 pages,  
January 1975, 20 pages, charts
3. *Community Concept Plan Priorities and  
Sequences of Plan Preparation*, 23 pages,  
January 1975
4. *Staging of Development - map* January 1975
5. *Organization Chart - Department of Planning  
and Development*, 1 page
6. *Preparation and Flow of Department of  
Planning and Development Staff Reports*,  
2 pages, March 1975
7. *Condominium Conversion Policy*, 3 pages,  
(staff report), June 1975
8. *Development Division Project Status*,  
(staff report), 9 pages, July 1975
9. *Guide to Procedure for Zone Change*, (includes  
application forms), 4 pages, September 1973
10. *Bill Pr15, An Act Respecting the City of  
Kitchener*, 3 pages, April 1974
11. *Ontario Planning Newsletter*, 6 pages,  
December 1970



1. *Mississauga Urban Development and Transportation Study - Evaluation and Recommendations, Volume 1, March 1975, 180 pages, maps and tables*
2. *Mississauga Urban Development and Transportation Study - Transportation, Volume 2, March 1975, 81 pages, maps and tables plus 2 appendices*
3. *Mississauga Urban Development and Transportation Study - Centres, Volume 3, April 1975, 66 pages, maps, drawings and photos*
4. *Mississauga Urban Development and Transportation Study - Finance, Volume 4, March 1975, 85 pages, 2 appendices re data*
5. *Mississauga Urban Development and Transportation Study - Development Control, Volume 5, March 1975, 86 pages, tables, photos plus 3 appendices*
6. *Mississauga Urban Development and Transportation Study - Current Financial Position, January 1975, 22 pages plus 4 appendices*
7. *Mississauga Urban Development and Transportation Study - Study Design, July 1974, 39 pages*
8. *Mississauga Urban Development and Transportation Study - Development Alternatives, November 1974, 45 pages, maps and tables*
9. *Mississauga Urban Development and Transportation Study - Major Development Issues, September 1974, 63 pages plus summary and appendix*
10. *Mississauga Transportation Planning Study - Bicycle Path Study, December 1974, 66 pages, maps and drawings*
11. *Mississauga Transportation Planning Study - Regional Transportation Analysis, September 1974, 115 pages, tables, maps*
12. *Mississauga Transportation Planning Study - Traffic Operations, February 1975, 70 pages, maps and graphs plus 4 appendices*



MISSISSAUGA (City of)  
(continued)

13. *Public Participation - Public Response, Volume 1, November 1975, 161 pages, maps and tables*
14. *Public Participation - Public Response, Volume 2, November 1975, 163 pages, maps and tables*
15. *Public Participation - Public Response, Volume 3, November 1975, 139 pages, maps and tables*
16. *Public Participation - Public Response, Volume 4, November 1975, 146 pages, maps and tables*
17. *Public Participation - Public Response, Volume 5, November 1975, 185 pages, maps and tables*
18. *Public Participation - Report on Public Meetings, February - April 1975, May 1975, 66 pages, tables*
19. *Public Participation - Report on Public Meetings, May - June 1975, July 1975, 60 pages, tables*
20. *Public Participation - Student Handbook, September 1975, 22 pages plus glossary and maps*
21. *Apartment Houses: Design Considerations, 6 pages, 1975*
22. *Industrial Buildings: Design Considerations, 9 pages, 1975*
23. *1975 Population and Housing Study, based on 1974 Survey Data, December 1975, 61 pages, tables and graphs*
24. *Study of Northern Part of the Town of Mississauga, Interim Report, 1972, 15 pages plus 2 appendices*
25. *Feedback - June 1975 - Volume 1, Number 1, (public participation newspaper)*
26. *Cawthra Senior Citizens' Centre, (pamphlet)*





NEWCASTLE (Town of)

1. *Courtice - Concept Plan*, February 1975,  
13 pages, plus maps drawings and data



NIAGARA FALLS (City of)

1. *Planning Department Annual Report, 1974*  
24 pages plus maps
2. *Housing Policy for City of Niagara Falls,*  
October 1974
3. *A Discussion for the Establishment of a*  
*Community Residence for the Mentally Retarded*  
July 1974
4. *Buckley Avenue Senior Citizens Project,*  
October 1974, 42 pages, maps and drawings
5. *Falls Industrial Park - Commercial Proposal*  
*Call, 25 pages, maps and appendices, June 1975*
6. *Proposed Niagara Distribution Centre, 12*  
*items and maps, 1972*
7. *Park Dedication Policy, 26 pages, September*  
1975



NIAGARA ON THE LAKE (Town of)

1. *Housing Policy*, 33 pages, March 1975
2. *Traffic Operations and Parking Study*, (Read, Voorhees & Assoc. Ltd.), 97 pages, March 1975



NORTH YORK (Borough of)

1. *Study of Future Office Development Policy*, (Patterson Planning and Research Ltd.), October 1973
2. *A report on Research Into Patterns of Recreation and Leisure in the Borough of North York*, June 1971
3. *Study of Public Attitudes to Zoning By-law No. 7625*, November 1973
4. *Report on Underground Parking Garages in Apartment Buildings*, September 1974
5. *Report on Mayor Lastman's Committee on Violence*, September 1974
6. *North York Civic Centre*, 1971, 30 pages including drawings and plans
7. *A Study of the Conversion of Rental Accommodation to Condominium*, March 1975, 207 pages including graphs and charts
8. *Noise Pollution - A Selected Annotated Bibliography*, (Urban Planning Department, Ryerson Polytechnical Institute), 1975, 170 pages





OAKVILLE (City of)

1. *Speer's Road Buffer Study (The Development of Buffer Solutions)*, 1975, 10 pages plu map
2. *Report on N.I.P., R.R.A.P., and O.H.R.P.*, February 1975, 17 pages
3. *Halton-Wentworth Waterford Study Summary*, June 1974, 27 pages plus maps
4. *Work Program of the Long Range Planning, Section*, April 1975, 2, page list
5. *Population and Development Forecast*, November 1972, 32 pages including charts, maps and graphs
6. Appendix D, Site Plan Specifications
7. Application for Subdivision Approval (form and notes)
8. *Proposed Oakville Official Plan*, September 1975, 61 pages including maps and drawings
9. *White Oaks Trail*, October 1975, 45 pages plus maps
10. *Oakville Transportation Planning Review*, (pamphlet)
11. *Site Plan Committee (a) preamble (b) administration (c) terms of reference (d) procedures (e) site plan specifications*, March 1975, 8 pages
12. *Bronte Tertiary Plan Discussion Paper #1 (The Planning Process)*, 1975, 10 pages plus map
13. *Bronte Plan and 6 maps*, December 1972, 164 pages including maps and drawings
14. *Kerr Street Secondary Plan as Adopted by the Kerr Street Citizen's Advisory Committee*, April 1975, 8 pages plus maps



OAKVILLE (City of) cont'd.

15. *Upper Middle Road, Future Crossing of Sixteen Mile Creek, Preliminary Engineering Report by Giffik, Davis and Jorgensen Ltd. Consulting Engineers, January 1975, 31 pages plus drawings, maps and plates*
16. *Bronte Lakefront Study, by F.J. Reinders and Associates Ltd., September 1974, 48 pages including, drawings, maps and photos*
17. *Cluster Housing - Bronte Tertiary Plan discussion Paper #2 (draft), 23 pages, February 1975*
18. *Report on Day Nurseries, (Staff Report), 9 pages, March 1975*
19. *Housing Policy Paper Phase 1, 14 pages, January 1975*



1. *Secondary Planning Procedures*, 6 pages, 1974
2. *Procedure to Amend the Official Plan*, 2 pages, 1974
3. *Regional Procedures*, 6 pages, 1974
4. *Procedure for Approval of a Plan of Subdivision*, 5 pages, 1974
5. *Building Permit Procedure*, 11 pages, 1974
6. *The Neighbourhood Planning Concept (introduction to the concept)*, 8 pages, 1972
7. *Organization Chart* - 1 page, July 1975
8. *Preliminary Analysis of Ontario Housing Action Program*, 8 pages and 2 appendices, 1974
9. *Staff Committee Report to the Executive Committee on Intergovernmental Staff Meetings to Study O.H.A.P. Tax Stabilization Provisions*, 6 pages, November 1974
10. *Commercial Parking Lot Design Standards*, 5 pages, January 1975



1. *A Comparative Evaluation of Urban Computerized Data System by City of Peterborough Planning Department, December 1974, 62 pages*
2. *Planning Process and Procedures, January 1975, 2 parts, 17 and 36 pages respectively*
3. *Planning Programs and Priorities, (worklist), December 1974, 6 pages*
4. *1974 Annual Report (Planning), 14 pages plus 5 appendices*
5. *Publication List, March 1975, 2 pages*
6. *Planning Process and Procedures, 17 pages, January 1975*





1. *Rosebank Neighbourhood Tertiary Plan*, 1975,  
77 pages including maps and charts
2. *Rosebank Neighborhood*, (Background Study to #1  
above), 1975, 32 pages including maps, charts  
plus questionnaire



1. *Lake Wilcox Study*, (Dillon Engineers and Planners),  
September 1974, 121 pages plus maps and 3  
appendices



ST. CATHARINES (City of)

1. *Procedures (for project developments requiring by-law amendments)*, 13 pages, 1975
2. *Sample Landscaping Plan - Standard Procedures* (goes with #1 above), 1 page (drawing), 1966
3. *Requirements for Service Stations and Public Garages*, (goes with #1 above), 1 page (drawing), 1966
4. *General Provision (for calculation of setbacks of various type lots)*, (goes with #1 above), 1 page (drawing), 1966
5. *Report on Cul-de-sac Standards*, 3 pages, July 1974
6. *Buffer Landscaping, (requirements)* by T. N. Salter, 13 pages including drawings
7. Planning Department staff organization chart - 1 page, May 1975
8. *A Review of the Nature of Density Standards and Performance Criteria for Residential Development*, 19 pages, October 1970
9. *Report on 5% Dedications for Park Purposes, (Inter-Department Memorandum)*, 3 pages, August 1974
10. *South Land Use Report*, by Salter & Associates, 30 pages, June 1969
11. *Public Participation in the Subdivision Process*, 5 pages, July 1974
12. *Home Occupations (zoning study)*, (survey of other municipalities' requirements), 1972, 56 pages plus questionnaire tabulation
13. *Proposal for the Preparation of Secondary Plans for the West St. Catharines Area*, 7 pages + appendix, January 1975
14. *St. Catharines Housing Study*, 85 pages, October 1975



1. *Condominium Report*, 42 pages and appendix, 1975
2. *Development Application Procedures*, (staff report), 9 pages, December 1974
3. *Streetscape Study*, June 1975, 66 pages, plus appendix
4. *Development Control*, 48 pages and drawings February 1975
5. *Residential Siting Standards and Land Use Relationships within Residential Subdivisions*, 10 pages, 1967
6. *Report on the Activities of the Scarborough Planning Board*, 18 pages, 1973
7. *Study of Interim Housing Policy*, 272 pages, October 1974
8. *Standards for Provision of Municipal Parks*, 19 pages, April 1968
9. *Report on Scarborough Industrial Land Use Policy and Proposed Policy with Respect to Office Development*, 8 pages, 1974
10. *Large Lot Study*, 86 pages, March 1975
11. *Service Station Policy in Scarborough's Official Plan*, 64 pages, August 1974
12. *Land Use Provisions for Billboards*, 35 pages, January 1970
13. *Scarborough Planning Statistics*, 59 pages, December 1974
14. *Parking Requirements for Community Shopping Centres*, 38 pages, January 1974





SCARBOROUGH (Borough of)  
(continued)

15. *Retail Commercial Standards*, 20 pages + appendix, April 1968
16. *Automobile Disposal and Salvage Yards*, 22 pages + schedules, August 1967
17. *Subdivision of Shopping Centres*, 8 pages + appendix, October 1968
18. *Sign Display*, 26 pages, November 1967
19. *Kingston Road - An Urban Design Study*, 53 pages, November 1973
20. *A Day Care Study*, 7 pages, 1971
21. *Golden Mile Industrial District Planning Study*, 8 pages + maps and photographs, May 1975
22. *Rouge Industrial District Study*, 214 pages, May 1973
23. *Watercourse Beautification Study*, 35 pages + appendices, January 1973
24. *Steeles Community Road Needs Study*, 8 pages + map, May 1973
25. *An Appraisal of Industrial Land in Scarborough*, 15 pages + appendices, October 1973
26. *Report to M.T.R.C.A. Waterfront Plan - East Point*, Scarborough Planning Board Special Study Report, 56 pages, May 1973
27. *Removal of Sign Regulations for Zoning By-laws*, 8 pages, February 1974
28. *Community District Secondary Plan - Agincourt North*, Official Plan of the Borough of Scarborough, 29 pages + map, December 1974
29. *Industrial District Secondary Plan - Rouge*, Official Plan of the Borough of Scarborough, 14 pages + map, December 1974



SCARBOROUGH (Borough of)  
(continued)

30. *Conclusions and Recommendations of Parking Study Shopping Centre Site Development Study*, 11 pages
31. *Scarborough Town Centre Land Use Study*, 42 pages, January 1974
32. *A Study of Appropriate Land Uses for Lands Within 1/4 Mile of the Metropolitan Zoo*, 6 pages + maps, October 1973



1. *A Place for Industry, (A Discussion Paper on the Future of Industry in the City of Toronto, 59 pages, June 1974*
2. *Various lists of publications, (6), April 1975*
3. *Core Area - Interim Criteria for Evaluating Developments which Require Exemption from the Provisions of the 'Core Area Holding By-law' 279 pages, October 1974*
4. *Core Area Task Force - Summary Report and Recommendations for Discussion at a Public Meeting to be held October 9, 1974, 24 pages*
5. *Core Area Employment, (Research Bulletin), September 1974, 37 pages including 5 appendices (charts and maps)*
6. *Housing Indicators, (Research Bulletin), September 1974, 20 pages, graphs, charts, including 1 appendix*
7. *Handbook of Housing Assistance Applicable to the City of Toronto, September 1974, 84 pages, plus appendix*
8. *Union Station Study, July 1974, 13 pages*
9. *Report on Ravines/Consolidation, October 1973, 46 pages, plus 4 appendices, maps*
10. *The Waterfront - Toronto's Priceless Heritage, (Information Bulletin III, June 1974), pamphlet*
11. *Status of Land Use/Transportation Mode for Inner Core Area, September 1974, 29 pages, plus appendix*
12. *Toronto's Island Park Neighbourhoods - Summary of the Report, September 1973, 16 pages*
13. *Core Area Housing Study, Summary, December 1974*



TORONTO (City of)  
(continued)

14. *Report on Ravines for Public Discussion*, 4 pages, pamphlet
15. *South Midtown: Institutions and Neighbourhood Services*, (Discussion Paper, January 1975), 12 pages, including maps, charts
16. *Proposed Criteria for Governing Development in District Commerce Centres*, May 1972, 4 pages
17. *The Area South of St. Jamestown - Summary of the Don District Guide Plan*, January 1972, 24 pages
18. *Core Area Office Space Forecast to the Year 2000*, August 1974, 21 pages, plus 2 exhibits (appendix)
19. *Industrial Relocation and Its Impact on Employees*, 73 pages, including 5 appendices (charts, maps, graphs and questionnaire)
20. *Central Area - Plan Review - Principles*, March 1975, 60 pages including 1 appendix
21. *Core Area Task Force - Report and Recommendations* 187 pages plus 3 appendices, photos, graphs, charts and maps
22. *Metropolitan Centre - A Process for Defining and Implementing City Objectives*, February 1974, 23 pages plus 3 appendices, maps
23. *Toronto Transportation Terminal - Report of the Technical Task Force*, May 1975, 55 pages plus 12 appendices, maps and diagrams
24. *City of Toronto Rooming House By-Law Study*, May 1974, 70 pages
25. *Development of Land Use and Transportation Alternatives*, May 1974, 311 pages, maps and charts
26. *Choices for the Future*, summary report, Report No. 64, January 1975, 165 pages, tables and illustrations





TORONTO (City of)

(continued)

27. *Industrial Relocation and Its Impact on  
Employees: Summary Report 1, 9 pages,  
June 1975*



1. *Industrial Report*, 21 pages and maps,  
October 1972
2. *Residential Attitude Survey - Woodbridge*,  
15 pages, 1974
3. *Financial Impact Study - Pine Valley Village*,  
28 pages and appendix, January 1975
4. *Woodbridge Central Area Study, Part 1,  
Development Factors*, 57 pages, maps and text,  
1974



WHITBY (Town of)

1. *Secondary Plan for Study Area 3 (Downtown)*, 72 pages and appendix, May 1975
2. *Rossland Road Area, Urban Design Study* by Raymond Moriyoms, Architects and Planners, 51 pages, May 1975
3. *Official Plan of the Town of Whitby Planning Area*, 56 pages, June 1974
4. *Development Guide for the Town of Whitby*, 48 pages and appendix, 1971
5. *Application for Approval of Subdivision Plans - Information and Rules of Procedure*, 13 pages, June 1974
6. *Brooklin Feasibility Study*, 37 pages, December 1975



1. *Summary Report - Cost Benefit Study of Land Use Within the Borough, August 1971, 21 pages, plus appendix*
2. *Housing Policy Study, May 1975, 243 pages including charts, maps and 3 appendices*
3. *Condominium Policy for the Borough of York, January 1975, 29 pages plus 2 appendices and map*
4. *Metropolitan Toronto Cost/Benefit Factors Relative to Large Apartment Development Study Guidelines, May 1973, 15 pages including graphs*
5. *Cost Benefit Study of Land Use within the Borough, Volume I, August 1971, 80 pages plus few maps*
6. *Cost Benefit Study of Land Use within the Borough Volume II, August 1971, 6 appendices*
7. *Citizen Participation Program: Preparation of the Regional Official Plan, 13 pages, 1974*





# **SUMMARIES OF REPORTS RECEIVED:**

**WHAT EACH REPORT SAYS**

**Section 3**



TITLE                    Toward a Metropolitan Toronto Bicycle Route System

AUTHOR                  Metropolitan Toronto Roads and Traffic Department,  
Parks Department and Planning Board      #5

FORMAT                  Soft cover, 20 pages plus appendices and maps.  
May, 1973

CONTENT                  An introductory report commenting primarily on the desirability of separating bicycles from other forms of traffic, the limitations on bicycle penetration of parklands, and the possibilities of utilizing routes other than woods and parks to complete a metropolitan system. Additional questions were asked, but not answered, and cover the future scope and scale of cycling in the Metro area, the path design criteria most appropriate for adoption, and methods of better regulating the conduct of cyclists.

The report is divided into the following basic sections:

- existing use of bicycles in Metropolitan Toronto;
- special characteristics of bicycle riding and relevance to Metropolitan Toronto;
- types of bicycle facilities required;
- existing special facilities in Metro Toronto;
- conclusions;
- guidelines for a Metro Bicycle Path System;
- initial trial system;
- recommendations;
- technical appendices.

The recommendations are made on some terms of reference for the consultant who will be involved in a more detailed study, and on the initiation of pilot schemes for observation purposes which incorporate the majority of the commitments already made.

The technical appendices include a journal report on foot and bicycle paths which covers planning, design and construction factors of path development. A map of the initial trial bicycle route system for Metro is also included.



TITLE Manual Technique for Estimating Transit Demand in a Selected Travel Corridor.

AUTHOR Traffic Research Corporation for the Metropolitan Toronto Planning Board # 15

FORMAT Soft Cover, 20 pages plus 5 appendices, November 1966

CONTENT Descriptive report dealing with a simplified technique for estimating current and future facility demand in selected transportation corridors. The procedure uses a manual computation technique as opposed to a computerized traffic prediction model.

The objectives to be achieved by this manual technique are described in Section 2. The basic objective is to provide a versatile and economical method of assessing the number of trips which might be made on a route if a new facility was introduced, such as an increase in frequency of transit vehicles or the introduction of a new type of transit system into the existing system. Conversely, the effects of removing or altering the level of service of a selected transit facility can also be estimated. This technique permits the user to quickly assess the demand for transit facilities in a small part of a transportation network, as opposed to the whole network.

The criteria used in the selection of a suitable method of achieving these objectives are described in Section 3. Two methods are discussed, with advantages and disadvantages noted. The first method uses existing transit demand as a basis for estimating transit demand on a new facility. The second uses absolute estimates of transit demand on a new facility without regard to the existing facility.

The second method is described in detail in Section 4, with the use of a working example. The step-by-step methodology involved is also presented.

The results from this working example are discussed in Section 5 and appendix E. Results are given as link volumes on routes between all origins and all destinations which use the working example (Bloor-Danforth Subway from Woodbine Avenue to Yonge Street). Appendix E compares the method 2 results with previously surveyed trip counts on the same route section.



The conclusions to be drawn from the manual operation of method 2 are discussed in Section 6.

Various steps in the methodology, and the details of the working example are described in the appendices.

TSZ MLT C18 A13 A45 F03 F16 F23





<u>TITLE</u>	Aggregate Industry
<u>AUTHOR</u>	Policy Division, Halton Region Planning Department. #3
<u>FORMAT</u>	Soft cover, 46 pages including maps and tables. August 1974.
<u>CONTENT</u>	<p>An inventory and profile report intended to provide an overall background knowledge of the mineral aggregate industry and characteristics as it affects the Region of Halton. From this report, ultimate studies toward the development of the Regional Official Plan were initiated.</p> <p>Since the Region of Halton contains some of the largest aggregate deposits and operations in Southern Ontario, and because of its excellent geographic location and transportation criteria, the area will continue to be an important aggregate centre in the future. This report then indicates how aggregates are used, where they are located in Halton, and why. Potential supply areas are also delineated and explained. More specifically, the study is divided under the following general headings:</p> <ol style="list-style-type: none"> <li>1) The Industry-some definitions</li> <li>2) Uses of the Product.</li> <li>3) Criteria for Locating an aggregate Industry.</li> <li>4) Restrictions on Location</li> <li>5) Locating Stone aggregate - Areas of Potential Development.</li> <li>6) Locating Sand and Gravel - Areas of Potential Pit Development.</li> <li>7) Supply and Demand</li> </ol> <p>The report ends with a summary and conclusion section. This is followed by recommendations relating to public awareness, municipal control of the industry, planning and land use, government planning policies, and bulk transportation methods. An appendix is also included, and lists all quarry and pit owners in the Region, along with their location and product.</p>



TITLE Agricultural Perspectives

AUTHOR Policy Division, Regional Municipality  
of Halton Planning Department # 7

FORMAT Soft Cover, 80 pages including maps, tables  
and appendices. August 1974.

CONTENT This report provides an excellent appreciation  
of the agricultural activity which has taken  
place in the Halton Region between 1951 and  
1971. It also describes the 1971 agricultural  
activity. An overall picture gained from the  
study is one of decline in farms and farmland  
in the Region.

In addition to regional and township agricultural  
analysis, the Region is further delineated into  
four agricultural zones, and the agricultural  
activity within these zones is described. The  
assembled and analysed material consists of  
original records and existing data as related  
to both the Region and the total external forces  
of Southern Ontario.

The analysis is divided into the following areas  
of investigation:

- 1) Physical Resources
- 2) Regional Analysis I - Post War  
Agricultural Development in Halton
- 3) Regional Analysis II- 1971 data
- 4) Rural Development Zones
- 5) Agricultural Activity by Zones
- 6) Questionnaire Results
- 7) The Problem of Viability

Proposals are offered for application to future  
agricultural land use policy within the Region.  
These proposals are intended as solution to  
arrest the depletion of productive farmland and  
agricultural activity in Halton Region. The  
appendices include an example of the Agricultural  
Land Use Report Survey Questionnaire used in  
formulating the study, as well as a statement on  
where and how data was accumulated.

NOTE: A larger scale of inventory for similar agricultural  
studies was recommended. Also, farm classification  
studies should be produced to develop a method of  
studying productive and non-productive farms, and  
farms which are held for speculation.



<u>TITLE</u>	Wentworth - Burlington Suburban Bus Study
<u>AUTHOR</u>	DeLew, Cather Consulting Engineers for the Regional Municipality of Hamilton-Wentworth #1
<u>FORMAT</u>	Soft Cover, 39 pages plus Appendices and maps December 1971.
<u>CONTENT</u>	<p>This report contains the results of an investigation of the service and financial aspects of suburban bus operations in a study area which comprises Wentworth County (now part of the Hamilton-Wentworth Region) and the Town of Burlington. It was initiated by the involved municipalities and the Province to determine each communities interest in the continuation and development of improved Suburban Bus Service and the financial implications of sustaining these services.</p> <p>In response to the terms of reference as outlined for this study, the three major aspects of consideration are:</p> <ol style="list-style-type: none"><li>1) the existing suburban bus services, their use by residents, the need for financial support and the amount of support needed to maintain present routes and schedules;</li><li>2) the potential to provide more effective or more efficient services, particularly by avoiding duplication or excess capacity;</li><li>3) the potential to improve the present services by increasing routes or schedules, or through alternative bus service methods.</li></ol> <p>Attention was focused on the situation over the present (1971) and immediate future. Long term suburban transit needs were not developed, although the types of organization which could meet these future needs were explored. Conclusions and recommendations are based on available data and certain, limited passenger interviews were carried out to augment the origin-destination information.</p>





TITLE Regional Niagara Retail Policy Study

AUTHOR James F. MacLaren Ltd., Environmental Consultants, for the Regional Municipality of Niagara. # 1

FORMAT Soft Cover, 80 pages plus maps, tables and appendices. January, 1974.

CONTENT A study of retail activity in the Niagara Region, leading to the development of retail policy guidelines to be adopted as part of the Regional Official Plan. The study was commissioned to indicate, in a regional context:

- 1) How much floorspace could be supported;
- 2) Where retail development should take place;
- 3) When retail development would be required.

Two complementary methods of retail study were carried out for the Region; the traditional trade area analysis and the Cullen Retail Gravity Model. The model, used to verify the trade area analysis and to gain further insight, basically simulates the aggregate behavior of consumers in a delineated study area. The model required, and the text described in detail the following base data and information:

- 1) consumer zone delineation;
- 2) zonal population;
- 3) zonal retail expenditures;
- 4) retail sales;
- 5) retail floorspace;
- 6) sales per square foot of sales area;
- 7) travel times between residential zones and retail centres

For the purposes of creating some means of understanding and crosschecking the trade areas independently from the working of the model, shopping patterns were determined through a shoppers' survey.





After gaining insight into the Regional situation, a set of criteria were developed which established the options for model testing through use of the dispersed and regionalized development approaches. The criteria output was then evaluation in terms of the 1971, 1976 and 1981 time periods, and retail development recommendations made on the basis of this evaluation.

The report concludes with the following appendices:

- 1) computer output and options tested;
- 2) documentation of retail floorspace and shoppers' survey;
- 3) status of known (1974) Regional retail proposals.

RRP RLP S11 R08 C15 C16 C18 A07 A24  
A32 F02 F05 F10 F17 F23



TITLE Potential Recreation Areas and Fragile Biological Sites - Inventory and Recommendations - Report No. II

AUTHOR Philips Planning and Engineering Ltd.,  
for the Regional Municipality of Niagara.  
# 5

FORMAT 66 pages plus maps, tables and photos  
July 1972

CONTENT A report which compiles a comprehensive inventory of all publicly-owned land in the Region and presents development policies of the various agencies involved. Secondly, the report investigates all public and private undeveloped areas of high potential, and makes specific recommendations for their possible recreational development, while protecting all known environmentally fragile features. Conceptual plans for development of such areas are also included.

The study is divided into two main sections. Section I involves the inventory and identification of public and private sites with landscape, scientific and recreational value. The discussions include an identification of fragile and unique biological sites, and specific private and public sites with high recreation potential.

Section II is a discussion of high potential recreational areas. This includes a detailed analysis of the recreation corridors and dispersed areas of the Region. The section closes with a summary of the study with final conclusions and recommendations.

Note:- The report is the second of three Official Plan Programme Reports which have been prepared by the Region.

RLP EZZ MLO S11 R08 A07 A44 F05 F10  
F11 F16



TITLE A Report on Growth and Development  
Patterns in Peel - Towards a Regional  
Official Plan. (pamphlet)

AUTHOR Regional Municipality of Peel Planning  
Department.# 1

FORMAT 22 page pamphlet, including maps and  
tables. October, 1974

CONTENTS Mainly a public participation report  
prepared as an initial step in gaining  
public insight into the preparation of  
the Regional Official Plan. The report  
does not present final technical re-  
commendations, but merely provides an  
introduction to some of the critical  
planning issues involved in the Official  
Plan formulation.

The first section deals with the general  
consequences of growth and the need for  
planning by specific objectives. The  
second section contains an outline of the  
basic steps to follow in the process of  
planning by objectives. The final section  
includes a list of possible objectives and  
a demonstration of how the basic steps  
described in the second section can be  
employed to evaluate alternative develop-  
ment patterns for Peel. This section is  
accompanied by graphic examples of alternative  
urban development patterns, along with  
density and population tables.

RLP S11 S12 R08 C01 A07 A10 F07 F08



TITLE Development Patterns and Policy  
Statements for Peel (memorandum)

AUTHOR Regional Municipality of Peel  
Planning Department # 2

FORMAT Loose leaf, 31 pages including maps  
and tables. October, 1974

CONTENT A report similar in subject and content  
to Peel report # 1, A Report on Growth  
and Development Patterns in Peel. As  
such, the report under discussion deals  
with the growth consequences, planning  
objectives and development alternative  
evaluation as discussed in report # 1,  
but in much greater detail.

The section on growth and form in the  
report involves a more elaborate discussion  
of the topics than in the previous paper.  
An impact matrix is also introduced as  
a basic devise for evaluating develop-  
ment alternatives, and is described and  
explained at some length. These develop-  
ment alternatives are scored by the staff  
for this paper, and the resulting sample  
evaluation matrices accompany each alternative  
urban development pattern map. In addition,  
the reader is given the opportunity to  
evaluate these alternatives by employing  
the matrix, and the staff results are  
explained for comparative purposes.

RLP RGC S11 S12 R08 C01 A07 A09 A10  
F08 F23





TITLE Growth - Policy Paper # 1, Leading to  
the Regional Official Policies Plan.

AUTHOR Regional Municipality of Waterloo Planning  
and Development Department. # 4

FORMAT Loose leaf, 18 pages, January 1974

CONTENT A discussion report dealing with the question  
of future growth policy and alternative growth  
patterns in the Region. The report was  
produced for cooperative discussion purposes  
between staff and the public, eventually leading  
to inclusion of a growth policy in the  
Regional Official Policies Plan. The content  
is keep simple to allow the public to follow  
the discussion.

The report initially proposes an acceptable  
growth rate to the year 1991, and follows  
with necessary steps to implement this policy.

The two main ingredients of growth included  
in the discussion are internally generated  
and externally generated growth. Both are  
analysed in terms of government policy  
implementation, regional utilization, and  
consequences.

The following growth alternatives are examined  
for possible inclusion in the regional growth  
policy:

- A) an average increase of 3½% per year;
- B) an average increase of 2½% per year;
- C) an average increase of 1½% per year;
- D) relatively zero growth

Also included in these discussions are the  
assumptions used by each alternative, along  
with decisions as to practicality and  
consequences for the Region.

The following considerations are covered  
for use in the selection of an acceptable  
growth rate:

- A) External Government Policies;
- B) Growth of Economic Activity;
- C) The use of Natural Resources;
- D) Commuters



TITLE            Housing - Policy Paper #4, Leading  
                 to the Regional Official Policies  
                 Plan.

AUTHOR           Regional Municipality of Waterloo  
                 Planning and Development Department.  
                 #7

FORMAT           Soft Cover, 40 pages.    May 1974

CONTENT           An interim housing policy paper to  
                 prepare and analyse information for  
                 development of a housing policy for  
                 the Regional Official Policies Plan.  
                 Studies on some specific aspects of the  
                 housing problem will be an ongoing process,  
                 and may necessitate revisions to this  
                 interim housing policy.

                 The policies included in this report are  
                 based on the nature of the housing problem  
                 as perceived by the Region. These major  
                 problems are initially related to the  
                 supply and affordability of housing,  
                 particularly for certain income groups.

                 The responsibility for housing and the  
                 capability to respond to the housing problem  
                 are summarized in the basic outline of  
                 housing responsibility. The onus on housing  
                 is presented in terms of area municipal,  
                 regional, provincial, federal and builder-  
                 developer involvement in the delivery of  
                 housing.

                 A number of responsive policy discussions  
                 follow, based on the supply of an adequate  
                 number of new units in both new subdivisions  
                 and in redevelopment areas, along with  
                 programs to maintain or improve existing  
                 housing stock at or above minimum standards.  
                 These supply discussions include:

cont'd:



- i) Regional Housing Targets;
- ii) Regional Supply of Services -
  - Water and Sewage Treatment;
  - a) Kitchener
  - b) Waterloo
  - c) Elmira and St. Jacobs
- iii) Creating Individual Lots Severances;
- iv) Rural Development;
- v) Mobile Homes;
- vi) Public Sector Housing;
  - a) Ontario Housing Corporation
  - b) Other Programs
- viii) Special Housing Needs;
  - a) Handicapped Persons
  - b) Students

The second major section of the report deals with areas where the Region and a regional housing policy could be effective in minimizing price increases in the housing market. To help minimize costs, recommendations and anticipated results are presented for improved policies in the following areas:

- i) Development Approval Process;
- ii) Lot Levies;
- iii) Uniform Building Code;
- iv) Manufactured Homes;
- v) Controlled Cost Housing

Two additional sections offer policy recommendations regarding land banking and improved administrative structure.

The final section outlines housing policy directions for the Region based on points presented in the paper.

HAB	HBA	HCA	HEA	BAA	RLP	511	RIO
C14	C15	A07	A02	F10	F16		



TITLE Sand and Gravel Pits - Policy Paper No. 5

AUTHOR Waterloo (Regional Municipality of) #8

FORMAT 21 pages, June 1974.

CONTENT The Department of Planning and Development of the Regional Municipality of Waterloo has recently published Policy Paper No. 5, entitled Regulation of Sand and Gravel Pits. The previous four papers dealt with growth, settlement, economic development and housing (see card B331, June 24, 1974 - code COM)

This fifth paper points out the need for a regional policy on sand and gravel pits so that various interests can be protected and that the various associated problems can be prevented. It is suggested that the Government of Ontario, the Regional Municipality of Waterloo and the seven constituent Area Municipalities each have a specific function flowing from the following six objectives:

1. to establish the location of active pits and quarries within the Region;
2. to regulate the operation within pits and quarries;
3. to ensure the rehabilitation of pit and quarry sites;
4. to encourage the reusability of the land;
5. to ensure that sufficient revenues are derived from operations by the Regional and Area Municipalities to meet expenditures;
6. to encourage the rehabilitation and use of existing but abandoned pits and quarries.

NOTE: for discussion purposes leading to the Regional Official Policies Plan





TITLE: Options For Agriculture In York Region

AUTHOR: York Region Planning Department #1

FORMAT: Soft cover, 24 pages, June 1975

CONTENT: This discussion paper attempts to provide sufficient information on agriculture and its relationship to other development sectors to facilitate informed decision making. It does this by addressing to Regional Council:

1. sufficient information to understand the impact of non-agricultural development on agriculture
2. the desirability and feasibility of preserving a level of agricultural activity in the Region.
3. what policy instruments are at their disposal to achieve the desired results.

The report analyzes the trends in agriculture in York. Some of the more important findings were:

1. Simple projection of existing average annual rates of decrease in agricultural acreage would indicate farmland disappearing entirely in 2 or 3 decades.
2. Except in the south farm numbers as well as size have levelled off or decreased from 1966 to 1971 and that farms may be becoming less viable.
3. The proportion of rented to owned land in the Region is increasing faster than in the Province, and is already higher than Provincial average. Rented lands are in a weaker position because speculator/developers who hold most of the rented land may withdraw it at any time.
4. Tenuous nature of year-to-year land leasing is making longer range livestock planning increasingly difficult and therefore the trend toward annual cash croppings.
5. Capital investment in machinery and equipment is not increasing as fast as the Province as a whole in the southern part of the Region, again reflecting inability to make a long-range commitments.
6. Off-farm work; a faster Regional increase in the number of farmers reporting off-farm work and those working full time off the farm, than in the Province.



7. In comparing Peel, York, and Ontario County statistics the effects of residential/commercial development pressures have in fact moved from west to east across the COLUC area.

The report also includes a description of qualitative aspects of agriculture which were derived through interviews. They include:

1. Advantages to farming in York Region
2. Day-to-Day Conflicts With Other Land Uses
3. Impact of Current High Land Prices
4. Disappearance of Farmland
5. Uncertainty About the Future of Agriculture
6. Unthreatened Agricultural Land

Following the analysis of present trends "Alternative Courses of Action" are explored to reduce both direct disappearance and uncertainty. The Options outlined include:

1. High population growth with different types of residential development with varying population densities.
2. Low population growth with different types of residential development with varying population densities.

The study further recognizes that:

1. Agriculture, even if profitable, cannot compete with other economic endeavours for land on a full opportunity cost basis.
2. The primary contribution Regional Government can make to agriculture is to attempt to ensure that farmland is not preempted by other uses and that conflicts between agricultural and non-agricultural land uses minimized.
3. Regional Government might establish policies to motivate farming, as long as possible on land clearly identified for future development.

The report concludes by setting out 5 possible actions for minimizing conflicts and, as well, describes how the following 6 instruments could be used to support agriculture:

1. Land Banking
2. Land Designation
3. Zoning
4. Assessment
5. Taxation
6. By-laws and Enforcement

A nine page summary of this report was also drafted for circulation to residents within York Region for their information and comment.



Title: Urban Settlements In Rural York Region -  
An Interim Policy

Author: York Region Planning Department #2

Format: Soft cover, 36 pages and appendicies,  
June, 1974

Content: The interim policy paper is to provide the basis  
for assuring that no further major development  
commitments will be made without a substantial  
Regional input.

The report is aimed not only at retaining the  
commutershed to the maximum degree in recrea-  
tional, agricultural, and other open space  
uses but to guarantee that a thorough analy-  
sis and evaluation of the full range of  
development implications will be conducted,  
and not merely servicing availability and  
costs, when addressing development proposals  
for villages and hamlets in York Region.

The development implications outlined include:

1. Impact on Population and Settlement  
Pattern.
2. Accessibility of Urban Places to  
Employment Opportunities.
3. Impact on the Level of Community  
Services and Facilities.
4. Need and Feasibility of Water and Sewage  
Services.
5. Impact on Present Capacity and Future  
Availability of School Space
6. Impact on the Capacity of Existing Roads
7. Impact on Rural Resources
8. Impact on the "Character" of Existing  
Settlements
9. Effects of Location, Timing, Scale and  
Structure on Public Investment.

The above factors were derived from 4 primary  
evaluation criteria: feasibility, utility,  
economy and acceptability, where:

1. The feasibility of a development  
proposal is gauged by whether it is  
technically, legally and physically  
realizable, in terms of provincial,  
regional and municipal growth con-  
straints, capacity of existing roads,  
land suitability and other factors.
2. The utility of a development is  
evaluated on behalf of the future  
users by the Regional Council, its  
technical staff, the Area Muni-  
cipalities and through public





participation, by potentially affected residents of the existing urban settlements. The evaluation will involve considerations of the impact on the level of community services and facilities, on the 'character' of existing settlements, accessibility to employment opportunities and other factors.

3. The economy of a proposal is assessed by whether it provides the specified development at competitive public and private financial costs.
4. Finally, the acceptability of a development is determined by whether feasibility, utility and economy can be combined in a way that the Regional Council, as elected representatives of the public, can accept. In other words, a development proposal must be compatible with political reality.

Of particular interest to other Regional municipalities would be the discussion of this issue in relationships to T.C.R. & C.O.L.U.C., the rationale for the suggested interim strategy, the evaluation methodology - especially the 9 development implications and finally the technique used to measure accessibility of urban place to employment opportunities.

An outstanding example of how clearly the report articulates the issue is the definition of what it terms rural resources, ie:

1. good farmland
2. high quality woodlands
3. lands with aggregate potential (sand and gravel)
4. lands which are ecologically important in their natural state, such as wildlife habitats,
5. lands important for water conservation and management purposes, including re-charge flood control and water supply
6. land with a high landscape or scenic value, and
7. lands with a significant recreational potential.

Moreover, each of the above elements is then defined in specific terms as to its exact meaning. The report clearly establishes that the "rural areas" cannot be regarded as the residual which remains from the urban development process.





The suggested interim regional policies are defined under:

1. General (7 in all)
2. Relating to Official Plans, Amendments and Subdivision Applications (3 in all)
3. Relating to Regional Capital Works (2 in all)

ACD RLP S03 S09 R08 F02 F10 F16 F20 F22



TITLE Mobile Home Parks - Research Report #3

AUTHOR York (Region of) #3

FORMAT 31 pages and appendix September 1972

CONTENT The examination of different aspects of mobile home park development. The objective is to provide information that will contribute to the making of policies concerning this form of housing in the Region.

The following aspects are covered:

- 1) Mobile Homes and Mobile Home Parks
  - definitions
  - the mobile home
  - mobile home dwellers
  - financing of mobile homes
- 2) mobile home park locations
- 3) site planning for mobile homes
- 4) municipal revenue
- 5) municipal expenditure
- 6) development cost
- 7) municipal control over mobile home parks

NOTE Summary of findings are as follows:

- mobile homes are a legitimate form of housing
- they are medium density?
- mobile homes should be connected to municipal water and sewage systems
- mobile home parks should not be allowed to locate in a rural area
- a zoning categorie for mobile homes is desirable
- site plan and development agreement is desirable
- the revenue from a mobile home unit is less than that of most single family conventional dwellings ∴ the municipality should take steps to correct this imbalance



TITLE Oak Ridges Moraine Study - An Interim Policy Approval to Development

AUTHOR York (Regional Municipality of) #15

FORMAT 16 pages and 2 appendices July 1974

CONTENT The two objectives of the report are:

- 1) to document detailed physical resource information relating to the Oak Ridges Moraine
- 2) to assess the relative importance of the Oak Ridges Moraine within a larger regional context to accommodate certain types of outdoor recreational activities which require specific kinds of physical environments

The purpose is to:

- assist the Regional Planning Committee and Council in their review of development proposals affecting the Moraine prior to the approval of a Regional Official Plan

NOTE The following is studied:

- 1) current development pressures in the study area
- 2) methodology (using a relative environmental impact classification system that takes into account environmental sensitivity and recreational capability)

- useful for environmental impact technique



TITLE Data Bank Outline

AUTHOR York (Region of) #17

FORMAT 17 pages October 1972

CONTENT To explain the basic features of the Ministry of Transportation and Communications with particular emphasis on the output that will be available.

1) A discussion of the information that will be put into the data bank, with particular reference to the availability of data for York Region.

2) A discussion of the output that will be available, including consideration of the type of data, the frequency with which it will be updated, the types of tabulations that can be done, and the geographical detail available.

3) The cost of obtaining various types of output, the availability of special programs etc.

4) General conclusions and the place of the data bank in the overall data management requirements of planning agencies in York Region.

NOTE Since the M.T.C. is setting up the data bank primarily to aid in the planning and management of transportation and communications systems in Ontario, the data that goes in must be relevant to this function. Output is arranged in:

block face units  
blocks  
basic planning units  
minor planning districts  
planning districts  
municipality  
or Regional

Data will be available for 3 general categories:

i) property - assessment, lot area, year of sale, number of parking spaces, etc.  
ii) occupancy - no. of residents, estimated rent, etc.  
iii) individual - marital status, year of birth, etc.





Title: Tax Yields and Municipal Costs of Alternative Types of Residential Development

Author: Regional Municipality of York Planning Department #18

Format: 38 pages, Dec. 1971, tables, soft cover.

Content:

The basic purpose of the study is to provide information that will contribute to the making of rational public decisions concerning the distribution of future residential development by dwelling type. The study analyzes the financial implications at the local government level of 4 types of residential development - single detached, semi-detached, townhouses, and apartments.

The cost anlaysis in this study concentrates exclusively on education expenditures since it is the largest single item, accounting for over half of all costs financed by the property tax. Reasons for the restrictions are well documented.

A useful outline of other local costs that are wholly or partly met by property taxes are listed and discussed, as well as factors, other than just financial considerations, which must be kept in mind when assessing residential development proposals.

The report also provides an overview of other studies related to this question.

The basic concepts, assumptions, procedures and results of this study would be very useful as a reference, especially to communities just beginning to receive an influx of apartment and multiple family development.



TITLE Report of the Agricultural Committee

AUTHOR Brant Planning Board #2

FORMAT 6 pages plus maps and 7 appendixes,  
July 1974

CONTENT This report proposes numerous goals, objectives and policies for the development of rural lands in the Brant planning area. These recommendations are based on information pertaining to rural land use in Brant County, which was gathered by the Committee.

The objectives, pursuant to the goals produced by the report, were derived by considering:

- 1) the present state of planning and land division in Brant.
- 2) present and future agriculture in Brant;
- 3) recreation and conservation in rural Brant.
- 4) forestry and wildlife management in Brant.

Consequently, the explanations for each formulated objective (13) are found in the appendix of the report, which contains detailed information on the following broad topics as related to Brant County:

- 1) Rural Planning Policies
- 2) Agriculture
- 3) Conservation
- 4) Forest and Wildlife
- 5) Forest Properties
- 6) Suitability Rating for Wildlife
- 7) Agriculture in Brant County - 1973

Finally, policy recommendations are produced for the following subject areas:

- 1) Policies for Agricultural Lands;
- 2) Rural - Residential Development Policies;
- 3) Open Space, Hazard Lands, Conservation and Natural Resources Policies.



The policy recommendations, along with the capability/suitability rating systems used in this report, could be applied to similar rural issues in other areas of Southern Ontario which, like Brant County, are recently experiencing growth pressures of accommodating such growth in a previously rural setting.

AAL ERZ S09 R08 A34 F02 F05 F10 F16



September 1973

TITLE Pros and Cons of Reversed Frontage

AUTHOR Brantford (City of) #2

FORMAT September 1973, 6 pages, memorandum

CONTENT A brief review of the advantages and disadvantages of the reversed frontage principle, with special reference to its relationship to single-family lots.

The following items are discussed:

- 1) the one foot reserve
- 2) function of aterial streets
- 3) advantages of the reversed principle
- 4) objections to principle
- 5) the Fairview Drive Development and its relation to the report

HAE BCH All F24





TITLE Brantford Housing Policy - Phase 1 -  
Statement of Municipal Housing Policy

AUTHOR Brantford (City of) #9

FORMAT 29 pages and appendices February 1975

CONTENT Phase 1 (of the 2-phase approach outlined  
by the Ministry of Housing) outlining the  
Municipality's general housing aims.

The municipality considers the subject matter  
dealt with in sufficient depth to:

- 1) enable the Corporation to obtain the  
necessary authorization to "convert" land  
presently owned by the Corporation, although  
acquired for other purposes, into land for  
future residential development.
- 2) provide a basis for the development of a  
phase 2 policy statement, and form on  
application funding by the Government of the  
Province of Ontario under the Housing Incentive  
Study Grant programme, and
- 3) enable the Corporation to utilize a full  
range of available housing programs of Senior  
Governments

Material covered includes:

- 1) interim housing goals and objectives
- 2) survey analysis, projections and forecasts:
  - a) population
  - b) housing stock
  - c) vacancy rates for residential
  - d) housing supply and demand
  - e) cost of housing for single family  
home ownership
  - f) public housing
  - g) neighbourhood improvement
- 3) availability of land and potential residential  
development
- 4) municipal land assembly (The Tom Street Project)



TITLE Purpose and Need for Set-Backs and Yards

AUTHOR Brantford (City of) #10

FORMAT June 1974 16 pages

CONTENT Briefly reviews the Municipal objective of requiring, by zoning bylaws, that buildings be set-back from property boundaries in order to provide yard space.

The following areas are covered:

- 1) historical background
- 2) typical uses of and dimensions of yards
  - a) residential
  - b) industrial
  - c) commercial
  - d) institutional
- 3) conclusions are developed for each of the above land uses

NOTE This is a complete document that first examines the philosophy of setbacks then develops criteria for standards, although no exact figures are laid out.



TITLE

The Eagle Hill Redevelopment Plan

AUTHOR

City of Cambridge Planning Department # 5

FORMAT

Soft Cover, 16 pages and appendix  
September 1974.

CONTENT

The purpose of the Eagle Hill Redevelopment Plan is to devise general improvements to the Eagle Hill area urban environment through tri-level government and public involvement. The plan also sets out the schedule of improvements to be carried out, pursuant to section 22 (2) of the Planning Act, so that residents and landowners in the area have some direction and commitment from the municipality. The plan, showing the various improvement projects intended by the municipality, should provide the stimulus needed by residents and landowners in the redevelopment area to make their own commitments to their neighbourhood and its revitalization through the Residential Rehabilitation Assistance Program (R.R.A.P).

The redevelopment plan, divided into two phases for administration purposes, contains proposals aimed at substantially improving the physical environment and the quality of life in the area. These proposals and associated projects fall into the following categories:

- 1) Public Works
- 2) Parkland and Open Space
- 3) Government Sponsored Housing
- 4) Community Facilities

In addition to the background discussions, the plan also includes a detailed explanation of each individual proposal by category for each phase. Cost estimates are not included.



TITLE

St. Clair - O'Connor Study

AUTHOR

Borough of East York Planning Department. #1

FORMAT

Soft Cover, 13 pages plus maps and diagrams. June 1974.

CONTENT

This mainly commercial descriptive analysis was originally requested by Council in an attempt to provide an acceptable alternative to certain St. Clair- O'Connor area policy statements which were included in the cognate community secondary plan, but were subsequently excluded from the plan by the O.M.B. While the area of concern is a precisely defined territory around the intersection of St. Clair East and O'Connor Drive, this study extends to a larger surrounding area which is not defined.

The study contents are analysed within the following framework:

- 1) Existing situation
  - (i) Economic
  - (ii) Physical
- 2) Problems

Following this rather brief but adequate investigation of the study area, a summary and suggestions are presented. The commercial situation is summarized as having suffered, in an apparent rather than a real sense, from the advent of the big shopping plazas and a progressive loss of on-street parking in the area.

The report also includes a useful collection of maps which illustrate the following physical and economic components of the study area and immediate vicinity:

- 1) Traffic Flow - St. Clair East and O'Connor Drive
- 2) Existing Commercial Land Use
- 3) Property Assessment - 1973
- 4) Property Tenure
- 5) Water Supply System
- 6) Storm Sewerage System
- 7) Sanitary Sewerage System
- 8) Telephone Cables
- 9) Gas Mains





TITLE The Leaside Industrial Area Study 1973

AUTHOR East York (Borough of) #5

FORMAT 62 pages and appendices October 1973

CONTENT A report to determine whether the Leaside Industrial Area is still viable as an industrial park - if it is not, then what would be suitable alternative land uses - and if it is, then what municipal actions would be desirable to ensure its continuing vitality.

The consolidation into one cogent document various reports which concern directly, or indirectly, the Leaside Industrial Area, and to supplement further the data contained in these reports where necessary; to analyze the above material and draw conclusions; to make suggestions based on these conclusions as a basis for public discussion aimed at adopting a suitable programme and policy.

NOTE Summary of recommendations is as follows:

- 1) the Leaside Industrial Area should continue as an industrial and business community
- 2) business offices as a principal use should maybe be restricted possibly to the area north of Vanderhoof
- 3) unused and underused "back" lands should be opened up to more intensive use by:
  - a) installation of new and improved water and sewerage
  - b) construction of the Leslie Street Extension
  - c) zoning restrictions on open storage
- 4) internal road circulation should be improved by new road links, improvement of bends, and improved loading facilities where possible
- 5) amenities for workers should be improved



Title: Procedures For Public Hearing Notification  
In Higher Density Residential Developments

Author: Etobicoke Planning Department #1

Format: loose leaf, 4 pages, December, 1973

Content: The aim of the report is to examine what improvements can be made in present procedures to satisfy the objective of tenants in high density residential developments receiving notifications of public hearings. The basis for this concern is the recognition that more and more people are finding rental accommodation is no longer temporary and therefore have a legitimate claim to being invited to participate in the planning process.

The feasible alternatives included:

- (1) extension of the current searching of assessment roles to record relevant addresses for subsequent mailing of notices;
- (2) reliance on newspaper advertisements to reach residents of higher density developments; or,
- (3) distribution of notices to residents in higher density developments through a central distributing point such as the post office, apartment building or townhouse project owners in the case of rental developments or property management offices and condominium corporation boards in the case of condominium developments.

The third option was chosen with the central distributing point to be determined by the circumstances of a particular application, interim to operationalizing a computer programme for notification purposes.



TITLE Development Control (Section 35a of The Planning Act) Implementing By-law and Procedure Memorandum.

AUTHOR Borough of Etobicoke Planning Department. # 2.

FORMAT Loose leaf memorandum, 5 pages. May 1974.

CONTENT A report, requested by Council, to investigate certain procedures and consequences of enacting amendments to all zoning by-laws in order to impose development control throughout the Borough. In the first stage of implementation, the areas defined as exempt from such amending by-laws and development control would be "those single-family detached zones that do not abut a public park, valleyland, drainage corridor, industrial zone, railway line, expressway or the Eglinton Transportation Corridor".

Through consultation with various involved borough departments, the report attempts to establish the following matters prior to preparation and enactment of such amending by-laws:

- 1) the specific definition, in words or plans suitable to zoning by-law usage, of the general intent contained in the recommendation for amendments to impose development control;
- 2) the volume and nature of the work load that will be created;
- 3) the appropriate procedures to ensure that applications can be given adequate study without introducing undue delay for applications of minor consequence.

MLU	MLG	MUG	MUM	S05	R07	C15	C16
AO2	A34	F10	F13	F24			



Title: Mixed Commercial-Residential Condominium Development

Author: Etobicoke Planning Department #6

Format: loose-leaf, 10 pages, plot plan, January 1975

Content: The proposal consists of commercial retail and service outlets at grade and 2 storey residential units above (60 units in total). Both uses are to be marketed as condominiums.

The proposal is described as relatively unique in two respects, firstly the novel method in which the residential and commercial uses have been combined architecturally and secondly with respect to the marketing of the units.

Certainly the kind of residential environment which is proposed to be created is a radical departure from the more mundane combinations of commercial and residential use that have been typical in the past. The subject proposal provides for walkways, a common playground facility in addition to the private open space areas adjacent to each unit, all of which gives an impression of an elevated street at a scale conducive to a number of social activities generally uncommon to developments of this nature.

MLC HAE HBB BAG S01 R07 C15 A13 F10 F22





TITLE Report on Problems in Existing Condominiums

AUTHOR Borough of Etobicoke - Special Committee on Housing. # 9

FORMAT Loose leaf, 39 pages plus 6 appendices. November, 1974.

CONTENT A valuable investigative summary which endeavours to explain certain condominium problems with respect to standards of development and function of condominium projects, and to propose positive steps for their resolution. The majority of problems with existing condominiums, as outlined in this paper, would appear to relate to the rights of condominium purchasers respecting dealings with developers and the provisions of The Condominium Act.

From a meeting convened by the Borough's Special Housing Committee, which included Condominium Corporation Presidents, a number of general problems were identified for further discussion by the Committee. These problems are discussed and recommendations proposed in the report, and include the following general problem categories:

- 1) Parking Problems
- 2) By-law Enforcement
- 3) Inspection
- 4) Maintenance
- 5) Taxes
- 6) Condominium Association
- 7) Renters

The Committee analysed the problems through consultation with the Borough Solicitor, Departmental staff, and representatives from the Etobicoke Fire Department, Metro Police and Provincial Assessment Office to clarify issues and to formulate suggestions for further action.

The report includes an impressive appendix representing the following topics of discussion between the Committee and Condominium Corporation Presidents:

- 1) Condominium Development Policies and standards;
- 2) Submissions received from Condominium Corporations;
- 3) Minutes and Notes Regarding Housing Committee Review of Condominiums;



- 4) Memorandum Concerning Recreation and Social Services in Condominiums;
- 5) Proposed Amendments to the Condominium Act, October, 1973;
- 6) Recent Assessment Review Court Decision on Condominium Assessment.

A significant number of the specific recommendations presented in this report presume further action by the Provincial Government since so many condominium problems derive from the provisions of the existing legislation. Some recommendations involve measures that can be initiated by the Borough while other solutions suggested can be effected through the independent action of individual condominiums. It should also be emphasized that the recommendations submitted are considered to be solutions to those problems identified in Etobicoke, but are presumably general problems of all existing condominiums throughout the Province, since they all operate under the same provincial legislation.

MLR	HAE	HBB	BEE	S05	RO2	RO7	CO3	C15
C18	A34	FO5	FO8	F10				



Title: Report On Townshouse Development

Author: Etobicoke Planning Department #11

Format: loose leaf, 10 pages plus site plan evaluation schedules, May, 1971

Content: The report consists of an evaluation of the relevant policies and standards viewed in the light of existing development, together with recommendations for improvement to future development of a similar nature.

As a working basis it was pointed out that the current maximum density (20 U.P.A.), setbacks and underground parking requirements were not considered conducive to desirable site design. Problem included:

1. fragmentation of landscaped areas
2. lack of sufficiently large areas for "tot lots", etc.
3. drainage problems
4. damage to vegetation (related to poor drainage)
5. excessive number of units in continuous rows
6. inadequate access for fire safety
7. massive appearance

Performance criteria are also detailed for Townhouse schemes developed on arterial or primary collection roads:

1. no individual driveway access
2. minimize access points through use of interior drives
3. front elevations should ideally face street
4. emphasize privacy for each individual unit
5. Interior roads should accommodate 2-way traffic with sidewalk on one side
6. Where a perimeter road is established a 60 ft. setback from street line should be required to accommodate landscape strip, interior road, building setback
7. Variation in design and materials every 6 units
8. Maximum number of units - 100



As a guide a maximum of 15 to 17 U.P.A. are recommended, depending on type of parking facilities proposed. However, it is also recognized that reduction in units is difficult to achieve at the site plan stage when by-laws have already been approved, therefore a proposed policy provision is recommended that plot plans for townhouse projects must be approved by the Site Plan Committee prior to approval of an amending zoning by-law.

MLU HAE BAF BCB S05 R07 C15 C18 A11 A32 F05 F22 F10





Title: Maintenance Of All Properties - Amendment No.  
B-1

Author: Etobicoke Planning Department #13

Format: Loose-leaf, 5 pages, June 1973

Content: A statement of principles and policy to be adopted into the official plan as a basis for the adoption of a comprehensive maintenance and occupancy by-law to apply to all properties (industrial, commercial, residential) within the Borough.

A by-law related to non-residential properties and the extension of the Borough's present residential maintenance and occupancy by-law to cover residential interiors and multiple dwelling units are to follow the adoption of this report.

This report was prompted by the repeal of Section 36 of The Planning Act in June 1972 and its replacement by a new Section 36 which provides municipalities the latitude to include uses, other than residential, under maintenance and occupancy control.



TITLE: Ancillary Commercial Uses in Institutional  
Designated Areas - Amendment No. B-3

AUTHOR: Etobicoke Planning Department #14

FORMAT: Loose-leaf, 5 pages, November 1973

CONTENT: This report identifies the types of ancillary  
uses and structures that could conceivably locate  
within institutional areas without detracting from  
the essential insitiutional character of an area.

Criteria to be considered to determine the  
desirability and location of such ancillary uses  
is also listed since all proposals would be  
required to seek an amendment to the Zoning By-law.

The report concludes by recommending a new policy  
statement for the Official Plan to establish the  
provision for ancillary uses in institutional areas.

MLC R07 C15 F12 S05



Title: Special Site Policy - District 9 Plan

Author: Etobicoke Planning Department # 15

Format: loose leaf, 6 pages, February 1975

Content: This report outlines the application of a policy aimed at prohibiting the partial development of specifically defined isolated sites within the Borough.

Borough objectives for such locations are to reject piece meal development of such sites in order to avoid serious problems related to:

1. adequate access provisions to the remaining lands
2. inefficient site usage
3. inadequate servicing arrangements
4. building design, co-ordination and scale

Development and redevelopment of such area is to be encouraged through land assemblies which may necessitate some degree of public involvement.



Title: Review of Current Official Plan Policies and Zoning By-law Provisions Affecting Automotive Uses.

Author: Etobicoke Planning Department #21

Format: loose leaf, 28 pages plus appendix, May 27, 1975

Content:

The report examines current Borough policy and regulations governing the ubiquitous urban planning dilemma of how to effectively deal with the establishment of re-development of the specific range of land uses directly associated with selling, renting, equipping, repairing, storing, or washing of motor vehicles such as automobiles, trucks and trailers.

Some of the principal recommendations of the report include:

1. Not to allow the sale of used cars, unless in conjunction with new car sales.
2. Permitting truck terminal uses under industrial zones within only two specific areas of the Borough.
3. Revise Borough zoning by-laws to include the provision of Metropolitan Toronto By-laws 88-69 & 127-71 regulating service stations and car washers while retaining those local standards which are more stringent and extending such requirements to cover gas bars.
4. Revise the Borough's Zoning By-laws to remove automotive uses from all pertinent zoning categories as permitted uses, except where permitted as accessory uses, with the provision that all buildings used at the date of the passage of the amending by-law may continue to be used and maintained and shall be deemed to be permitted uses.
5. Revise the Borough's Zoning By-laws to incorporate a new zoning category classified as Automotive Commercial (A.C.) and subdivided as follows:

A.C.	-1	Gas Bar
A.C.	-2	Service Station
A.C.	-3	Car Wash
A.C.	-4	Public Garage
A.C.	-5	Parking Lot





6. Repeal of Gasoline By-law

Also of considerable value is the recommendation for the inclusion of 11 specific policy guidelines relating to car wash uses into the appropriate sections of the Borough's district Official Plans.

MLT    A34    A35    R07    C15    C18    F08    F12    S05



Title: Application For Amendment To The Zoning  
By-law

Author: Etobicoke Planning Department #24

Format: loose leaf, 3 pages,

Content: This form requires not only the completion  
of a fact sheet for the development proposal  
but:

1. a letter stating reason and justification  
for wishing to change existing zoning
2. a key map describing all nearby lands in  
the possession of the applicant, whether  
by ownerships or option
3. a site plan or workable scale of proposal
4. sections, elevations, perspectives of typical  
floor and suite layouts
5. contour map if deemed necessary
6. if a multiple family residential scheme,  
indication of it being condominium or  
rental
7. erection of a sign on the subject property



Title: Multiple Use Of Ontario Hydro Rights-Of-Way  
Author: Etobicoke Planning Department # 25  
Format: loose-leaf, 9 pages, May 1975  
Content: An analysis of existing controls affecting hydro R-O-W with the view of attempting to assess what policy and regulation changes are needed to meet Ontario Hydro's interest in having its R-O-W made available to a wide range of uses.

Existing zoning of Ontario Hydro R-O-W are determined on the basis of existing zoning of properties on either side. This was considered less than ideal and in many cases highly unsatisfactory since in many instances the R-O-W acted as a buffer between incompatible uses.

New policy guidelines for incorporation into the Borough's district Official Plan emphasized.

1. priority for public uses
2. protection of future options for accommodating all potential linear uses
3. non-public uses of an ancillary nature, involving no substantial investment in buildings
4. compatibility with existing land uses in the vicinity

To implement such policy a "utilities" zoning classification was recommended for all R-O-W; thereby making all proposals subject to a rezoning process and the provisions of the Borough's Development Control By-law as well as such relevant standards and conditions as established by the Borough and Ontario Hydro.

With regard to the need for close liaison between the Borough and Ontario Hydro new procedures are described for the consideration of all future development applications falling within Hydro R-O-W.



TITLE: Study of the Desirability of Special Zoning;  
Lorraine Gardens - Appleby Road Area

AUTHOR: Etobicoke Planning Department #27

FORMAT: Loose-leaf, 7 pages, October 1973

CONTENT: This report identifies criteria to be used as bases for determining the suitability of an area for "preservative zoning". Its focus is existing or established residential areas which are or could be subject to pressures for redevelopment or intensification of existing uses.

The objective of establishing criteria for "preservative zoning" is to:

1. strengthen diverse residential area
2. preserve outstanding features and qualities of the Borough that contribute to "the quality of life"
3. protect those areas which provide a degree of interest which is less characteristic of current residential construction
4. provide a basis for assessing applications for severances in existing residential areas
5. maintain areas representative of different periods of residential building design

Criteria include:

1. Architectural &/or historic merit of buildings
2. Development history
3. Physical features of area
4. Social character of an area
5. Neighbourhood support for special zoning
6. Municipal interests





TITLE Staging of Development Report

AUTHOR City of Kitchener Planning Department. # 2.

FORMAT Loose leaf, 20 pages including tables. January, 1975.

CONTENT A development priority schedule for the municipality, prepared as an information report of municipal intention toward the scheduling of current and proposed residential development. It is intended that the report be utilized by Council as background data and general information in regard to existing and expected plan registration.

The report itself is a compilation and inventory of existing and expected registrations for 1975 as well as potential future registration for 1976. Development factors and definitions are also included, along with an explanation of the several statistical tables which comprise the majority of the report. These tables present the following four categories of information:

- 1) total vacant registered lots and/or potential units as of January 1, 1975;
- 2) detailed compilation of current registered plans including individual dates of registration, vacant lots and/or units, and serviceability;
- 3) potential 1975 registration as a detailed breakdown of individual plans, and including estimated lots and/or potential units, serviceability, capital works and associated costs;
- 4) potential 1976 registration as a detailed breakdown of individual plans, along with associated capital works and other costs.

The document is intended as a reasonably accurate schedule to which the municipality will try to adhere in the provision of hard services and processing plans toward registration. It will also be used to calculate future lot levy forecasts.

MLJ	MLR	MUG	MUI	HAB	HGG	SO5	RO7	C15
C18	AO2	AO7	FO2	FO5				



TITLE Condominium Conversion Policy

AUTHOR City of Kitchener Planning Department #7

FORMAT 3 Page Staff Report. June, 1975

CONTENT A discussion and recommendation report on the formulation of a policy for conversions of existing rental units to condominium tenure. Considerations for such a policy were related to findings and recommendations of the Regional Housing Study. (Regional Municipality of Waterloo)

A number of Regional Housing Study considerations were presented as a basis for Kitchener's final conversion policy. Based on these considerations the following condominium conversion policy, in condensed form, for the City was recommended:

- 1) Conversion of non-family rental units to condominium tenure considered only if apartment vacancy rate in City is 3% or more;
- 2) Conversion of family rental units to condominium tenure considered only if;
  - i) family rental unit vacancy rate in City is 3% or more;
  - ii) city has met or exceeded the proposed Regional Housing Study average annual production target for family rental units of 285 units per year; or
  - iii) if 80% of tenants of a rental project sign agreement to purchase in condominium tenure.

HBB S05 R07 C04 C15 C18 A34 A22 F10

F12



Title: Guide To Procedure For Zone Change

Author: Kitchener Planning and Development Department #9

Format: 5 page, loose-leaf (Revised Sept.26/73)

Content:

This handout includes (a) a general outline of the process followed by the P & D Department., plus (b) the application form.

Specific material and facts are requested of all schemes with commercial proposals being required to complete an additional section directed to that type of land use.

The applicant's receptiveness towards posting of a Performance Bond and meeting all city requirements regarding services is also sought.

The process Kitchener has adopted includes 3 major steps not specifically required by legislation:

- (1) requires applicant to submit preliminary information, including plans or sketches, for the proposed zoning change. Before proceeding to formal application the P & D Department will express an opinion as to the practicability of the proposal.
- (2) notice and a questionnaire is forwarded to property owners within 400 feet prior to application being considered by planning committee.
- (3) all properties which are the subject of an application are identified by a sign(s) being erected on the site.

MLU MLG A35 A34 R07 C02 C15 C18 F25 S05





TITLE Mississauga Urban Development and  
Transportation Study, Vol. 4, Finance # 1

AUTHOR: IBI Groups for the City of Mississauga  
Council.

FORMAT Soft Cover, 85 pages, 2 appendices re:data  
March 1975.

CONTENT A financial impact analysis report presenting  
the results of an evaluation of existing  
service levels, a program for their upgrading,  
and the expected financial impact to the City  
resulting from various assumptions on future  
growth over the next 15 years.

Twenty alternatives, or growth "scenarios"  
for the future are studied in detail. These  
scenarios differ from each other as a result  
of variations in the following factors:

- 1) the population growth rate;
- 2) the employment growth rate;
- 3) the average housing density and land  
use pattern;
- 4) the average household income;
- 5) the employment mix;
- 6) the timing, of employment growth relative  
to population growth.

The financial implications of the twenty growth  
alternatives are assessed with the aid of a  
computer simulation model designed specifically  
for the report and to function as an on-going  
planning tool for the City. The model is ex-  
plained in detail within the report. The first  
phase of the simulation projects capital ex-  
penditures, operating costs, and operating revenues  
associated with provision of Municipal Services.  
Phase two translates the service cost and revenue  
projections for each scenario into estimates of  
municipal tax rates, debt, and other such measures  
of financial impact.

The initial section of the text reviews and  
analyses the various municipal services provided  
by the City and the Region of Peel. The purpose  
is to develop sufficient information about the  
levels of provisions and costs of municipal  
services to enable the preparation and comparison  
of cost projections for the range of growth  
alternatives. The Municipal services analysed  
in this section are:





- 1) Network services - storm and sanitary services,  
and road and public transit
- 2) Education
- 3) General Administration
- 4) Refuse Collection and Disposal
- 5) Police
- 6) Fire
- 7) Social and Family Services
- 8) Health
- 9) Parks and Recreation
- 10) Culture and Library Services

The development and interpretation of a cost and revenue projection formulae for these services is also offered.

Following this, a range of alternative growth patterns, reflecting different rates and types of growth, are developed to permit assessment of the probable future financial consequences to the City of different development alternatives. The financial impact of these growth alternatives are assessed with the aid of the simulation model. The operation of the model and projected outputs are also covered.

The final section deals with the results of the financial impact analysis of alternative growth scenarios. The findings are presented under three headings:

- 1) Pattern of Service Cost Projections;
- 2) Pattern of Financial Impact Projection;
- 3) Comparative Financial Impacts of Alternative Growth Scenarios.

The report concludes with two extremely useful appendices. The first offers a simulation Model sample output covering all computations for one particular scenario: The second appendix explains the details of the input required by the computer program.

Note: With the exception of Volume 2 - Transportation, the Mississauga Urban Development and Transportation Study was not intended to develop specific plans for future service provision.

MLU MLG MUG MUT S05 R02 R06 A03 A24 F05  
F20 F23 F17



TITLE Courtice Concept Plan

AUTHOR Murray V. Jones and Associates Ltd.,  
for the Town of Newcastle. # 1

FORMAT Soft Cover, 13 pages plus tables, ideograms  
and plan. February 1975

CONTENT The new Town of Newcastle has recently  
(Sept.74) embarked upon the preparation of  
three secondary plans as part of its Interim  
District Plan, which covers the whole municipality.  
The three areas under study are the Courtice  
area immediately east of Oshawa, Bowmanville  
and vicinity, and the former Village of  
Newcastle and environs. The terms of reference  
for the Draft Secondary Plans, which could be  
termed tertiary plans within the Newcastle Interim  
District Plan, call for the preparation of the  
Courtice plan prior to those of the other two  
study areas. This report accordingly concentrates  
upon Courtice and deals with the other study  
areas, the Town and the Region insofar as they  
provide context.

The primary issues discussed in the report  
cover the following topics:

- 1) Population estimates for Town of Newcastle;
- 2) Town of Newcastle options on growth and  
location of development;
- 3) Position of the Province (C.O.L.O.C. Report);
- 4) Position of the Region (Durham);
- 5) Appropriate growth

A number of recommendations are presented in  
the report, all relating to provision of the  
best quality large-scale growth for the Town  
and its three secondary planning areas. These  
recommendations include where development  
should go in Bowmanville and Courtice, and  
recommended population allocations for these  
areas. In addition, development policies aimed  
at eventual self-sufficiency for the Town are  
offered, along with the implementation strategy  
of the Courtice Secondary Plan.



The Courtice Concept, giving a design outline appreciation of the Concept Plan, is furnished through the use of ideograms and demonstrative statistics. The illustrations cover design principles such as land use, scale, employment, transportation, town, community and neighbourhood structure, and phasing.

Note:-

This brief report is strictly an interim document prepared to explain the Courtice Concept Plan at its early 1975 stage of preparation and to elicit comment from the public and other interested parties.

MLU MLG S09 S12 R07 R08 A08 A32 A49  
F02 F05 F10 F11



TITLE        Housing Policy for the City of Niagara Falls.

AUTHOR      Niagara Falls Planning Department.    #2

FORMAT      Soft Cover, 29 pages including tables.  
October 1974

CONTENT     An Interim Housing Policy prepared by the  
Planning and Development Committee and the  
Mayor's Committee on Housing, eventually  
leading to a Final Housing Policy Statement  
for the City.

The report initially covers background information necessary for the development of the Interim Housing Policy. Such data includes areas of current concern in community housing, which were listed as:

- 1) apartment vacancy rate;
- 2) sewage treatment plant;
- 3) geared-to-income Senior Citizen accomodation;
- 4) geared-to-income Family accomodation;
- 5) handicapped and other special groups.

Existing and short-term future housing demands in the City are also covered.

The next section deals directly with the Interim Housing Policy Statement. The general objectives and policies of the statement are outlined, along with individual municipal targets and policies for various housing types. These statements are general in nature since precise target definitions were not possible. Policies are also included which relate to the previously defined housing development problems.

The report concludes with selected appropriate quotes from the Niagara Falls Official Plan on Housing Policy. Operational policy outlines are supplied for applicable provincial government housing study programs; the Municipal Housing Policy Study Grant, Housing Incentive Study Grant, Community Planning Study Grant and the Community Sponsored Housing Program.





Finally, a number of statistical tables are supplied, illustrating the recent situation, demand and potential for housing development in the city.

NOTE: It is expressed that the policy statement included in the report is an Interim Policy to be followed by a study of housing needs and objectives.

MLU MLR HCA HEF SO5 RO6 AO7 A32 FO2 FO5 F12



TITLE Buckley Avenue Senior Citizen's Project

AUTHOR Niagara Falls (City of) # 4

FORMAT 45 pages, maps, appendices, November 1974.

CONTENT The Buckley Avenue Senior Citizens' Project was adopted by the City Council of Niagara Falls in November 1974. The proposal conforms to the Official Plan and is part of the interim housing policy.

The proposal is to acquire about seven acres of land in downtown Niagara Falls presently occupied by 39 residential and 4 commercial buildings. The design is based on providing 300 geared-to-income senior citizens' apartments, a senior citizens recreation centre to serve as the focal point for senior citizens' activities for the whole city, 20 geared-to-income family dwellings, as well as health, social and library facilities.

A preliminary plan has been prepared. Modifications will be possible, and necessary, in response to funds available demand for facilities and land acquisition. Stage one of the project is to consist of the acquisition of land for 200 senior citizens' apartments. These are to be commenced during 1975 at a total land cost not exceeding \$300,000. It is estimated that the total project could be completed in between five and ten years.

Copies of the 45-page report, titled Buckley Avenue Senior Citizens' Project, are available from the Planning Department for \$3.25. ICURR's copy is available on a loan basis.

HSC HBF C12 A02 A11 F11 R07



TITLE Traffic Operations and Parking Study

AUTHOR Read, Voorhees and Associates Ltd. for  
the Town of Niagara-on-the-Lake. #2

FORMAT Soft Cover, 97 pages including maps and  
diagrams. March, 1975.

CONTENT A final analysis of the Traffic and parking  
situation under average conditions and  
under peak summer conditions. An interim  
report was previously produced primarily to  
indicate any immediate traffic and parking  
improvements that could be undertaken at  
that time. This final report describes  
the techniques that were used to identify  
traffic problems, the recommended actions  
to be taken regarding these problems, and  
policies that should be followed by the  
municipality.

The study focuses on the Old Town area of  
the recently created larger municipality  
of Niagara-on-the-Lake. Specific opera-  
tional problems in any part of the Town  
that were noted by the study committee  
were reviewed, but the main work effort  
was directed toward conditions in the Old  
Town Area.

The information collected for the study  
consisted primarily of traffic counts,  
parking surveys, collision records and  
field observations of Traffic conditions  
and parking habits. This data was collected  
for both peak and off-peak conditions.

The development of a solution plan to  
improve traffic and parking problems,  
as resolved in the study, includes re-  
commendations to be implemented in the  
following areas:

- 1) responsibility for improvements;
- 2) road system improvements;
- 3) lighting;
- 4) control devices improvements;



This report provides Council with a plan to reduce the major undesirable traffic-related impacts on the Town during the summer season in particular. Since traffic and parking demand will continue to increase, the report's recommendations provide a dynamic as opposed to a static guide to what should be done in the future, with the Town deciding when facilities and changes should be developed.

MLU MLT TSZ TSC SO5 RO7 C20 C23 A37 A45  
FO2 F10 F16





Title: Study of Future Office Development Policy

Author: Paterson Planning and Research Ltd., Canadian Real Estate Research Corporation Ltd., and John Andrews International/Roger du Toit for the Borough of North York. #1

Format: 124 pages, illustrations, charts, soft cover, October, 1973.

Content:

This extremely well documented study provides guidelines concerning the appropriate quantity, location, height, density and form of office space to be constructed in the municipality over the next two decades.

Of specific interest to other municipalities are the 3 parts of the study which report on:

- (1) development of selection criteria;
- (2) rating of alternative patterns and types of office space development against these criteria; and
- (3) formulation of guidelines which can be applied by any Development Committee to assess proposed office projects.

In terms of office growth distribution a "Development Desirability Index" is utilized to arrive at preferred locations: This index makes reference to 9 variable.

In reference to the rating of individual proposals the study outlines a Community Impact Assessment Process which, when applied and enforced, can provide any community with strong assurance that only compatible office development will occur. The distinction between compatible and incompatible development is clarified by means of 13 objectives and 31 measurement criteria.

Encouragement of desirable office development is supported by means of an "inverse bonus system" which permits density to approach the maximum whenever this will not result in an unfavourable community impact.



Title: A report On Research Into Patterns Of Recreation  
And Leisure In The Borough Of North York

Author: James J. Kubas, Social Planner, Borough of  
North York #2

Format: Soft cover, 64 pages, bibliography, tables,  
questionnaire, June 1971

Content:

This study was undertaken in the hope that by the examination of actual patterns of leisure time and recreation of different people in different residential types, planning for the best use of potential and available resources in the municipality may take place. Housing type was used as a major variable in this study.

The questionnaire contained four major sections relating to:

1. the social characteristics of the people interviewed;
2. patterns of leisure time and recreation of these respondents and;
3. their suggestions for better provision of leisure time and recreational facilities and services;
4. apartment dwellers and the availability and use of selected facilities and services associated with the various apartment buildings.

The analysis of the information collected pointed strongly to the fact that the present lower density environment appears to be more satisfactory than the high density environment for meeting the needs of families. For apartments the use and frequency of use of current onsite facilities was analyzed as well as some of the design characteristics of high rise buildings, especially as they relate to family use and social interaction. In general it was found that most apartment dwellers had a fairly clear consensus on what facilities were important. For municipalities forecasting an increasing proportion of high density residential development the findings of this report provide considerable direction for formulating municipal policies and requirements for high rise apartments. The significance of the response by apartment dwellers to the survey is even better understood when coupled with two other trends identified by the questionnaire:

- (1) the actual persons/unit rate for low density residential uses is lower than expected while the ratio for medium and high density uses is much higher than expected.



- (2) Families in apartments are and will likely increase their tendency to occupy this form of residential accommodation on a longer term basis.

For all categories of residential types the following four major activity fields were analyzed.

- (1) Activities in the Household
- (2) Passive and/or Commercial or Entertainment type of Activities
- (3) Outdoor Activities
- (4) Active and/or Non-Commercial Activities

BAA	BAF	BBA	BCH	BCB	BCC	MLU	MLO	R07	C15
C17	C18	F10	F28	S02	S03				



TITLE Study of Public Attitudes to Zoning  
By-law No. 7625

AUTHOR: Gruneau Research Ltd., for the Borough  
of North York # 3

FORMAT Soft Cover, 47 pages plus appendices

CONTENT An opinion survey study to determine  
attitudes of the public and the business  
community in the Borough to the provisions  
of Zoning By-law # 7625. This is the By-law  
that deals with housing standards and which  
defines who can legally occupy dwelling  
units in North York.

More specifically, the study was designed  
to determine attitudes to:

- 1) the use of dwellings by groups of unrelated  
persons;
- 2) use of single family dwellings by more  
than one family or as rooming or boarding  
houses;
- 3) locating children's boarding homes in  
residential areas;
- 4) professional offices in residential areas;
- 5) retail shopping in apartment buildings;
- 6) questions relating to parking of commercial  
vehicles in residential areas, parking of  
cars in front yards of dwellings.

An important part of the study was devoted  
to determining how many residents had come in  
contact with the By-law, how many are aware  
of and understand it's provisions, and how  
many are concerned with legislation of this  
type.

The study was implemented through a random  
sample involving 2500 household heads.  
Questions were designed to determine residents  
understanding and opinion of the By-law and  
its provisions. Remaining questions dealt  
with other aspects of zoning, and the res-  
pondent's views of North York's zoning By-law  
in relation to those of other municipalities.







The bulk of the report involves a summary of results for each individual question in the survey, along with applicable interpretations. This is followed by a detailed table of results and interpretations.

The appendix contains tabulated characteristics of the sample of household heads interviewed, the sampling tolerances that apply to the percentage results in the report, a copy of the questionnaire and it's related respondent cards.

MUG MUM HBA S05 R07 C03 C04 C18 A02

F02



TITLE Report on Underground Parking Garages  
in Apartment Buildings.

AUTHOR Borough of North York Building Depart-  
ment and Department of Planning and  
Development # 4

FORMAT Soft Cover, 30 pages plus appendices,  
tables, graphs and illustrations.  
September, 1974

CONTENT An investigative survey study and report  
on the standards of operation of underground  
garages in apartment buildings in the  
Borough, with a view to improving maintenance  
and security therein in the light of the  
need for the prevention of crime.

Field inspectors first interviewed each  
superintendent on matters relating to  
security. On a separate survey form the  
inspectors then marked the results of their  
quantitative measurements and qualitative  
assessments of the underground garage facilities  
at the time. The survey attempted to in-  
vestigate all aspects of the operation,  
maintenance and security of the garages.  
The survey form and the resulting report is  
divided into the following major headings  
to describe the operation of each garage:

- 1) access from building;
- 2) pedestrian exits;
- 3) ventilation;
- 4) lighting;
- 5) garbage doors;
- 6) ramps;
- 7) security;
- 8) cleanliness



After discussing survey results and major problem areas under each major heading, a combined synthesis was carried out for the following major problem areas:

- 1) access of unauthorized persons;
- 2) lighting below current CMHC standards;
- 3) dirty garage

Each of the above areas of concern were further combined in all ways possible to demonstrate the incidence of occurrence as all the major problems in each garage were accounted for.

The appendices include the study's terms of reference, sample survey form, sample of survey letter, master table of tabulated data, survey summaries, graphs and illustrated physical recommendations.

Note:-

It is anticipated that the findings of this study will benefit future safety of residents in the Borough and that other municipalities will profit from the initiation and results of this study.

BAA BBC BCC S01 S05 R07 C14 C15 C17  
C18 A32 A37 F02 F05 F22



TITLE Report of Mayor Lastman's Committee on Violence

AUTHOR The Mayor's Committee on Violence for the Borough  
of North York #5

FORMAT Soft Cover, 56 pages including photo reproductions  
September 1974

CONTENT Report 2 of the Mayor's Committee on Violence,  
involving a descriptive analysis of the environmental  
factors relating to violence, the resultant problems,  
and suggested recommendations. The report notes  
that much of the recently built housing accommodation  
in North York, especially high and medium-rise apart-  
ment structures and townhouse developments, have  
serious flaws which help to encourage crime and  
violence. These environmental flaws are analyzed  
under the following occupancy and design factors:

1. feeling of control by residents;
2. psychological barriers;
3. site planning;
4. public versus private territory;
5. surveillance;
6. parking garages;
7. combined project facilities;
8. lobby surveillance;
9. fire stairs;
10. corridors;
11. elevators;
12. open space.

The report includes observations of two typical  
high-rise buildings of different design with varying  
incidence of violence and crime, a two and three-  
storey subsidized rental townhouse and row house  
project, and two of the most problematic underground  
parking garages in the Borough.

The report concludes with an effective list of  
specific recommendations, accompanied by actual crime  
reports, which relate to environmental factor  
problem areas and how design and operational changes  
could alter the existing criminal possibilities.





Note: The report is intended for acceptance by the development industry so that consultation with the Mayor's committee will result in implementation of the report's recommendations, or alternatives can be reached for those that are impractical at this time.

HAB	HAE	BAA	BBA	BCB	BCC	S05	R07	R09	C15
C17	C18	A11	A13	A42	F05	F10	F16	F24	



TITLE North York Civic Centre

AUTHOR Adamson Associates - Architects,  
Engineers, Planners, for the Borough  
of North York # 6.

FORMAT Soft cover, 30 pages including drawings,  
plans and photo reproductions. 1971

CONTENT A master plan design report dealing with  
the proposed North York Civic Centre. The  
contents of the report are based on the  
terms of reference as adopted for the  
master plan.

The master plan concept for design is to  
create a mixed use framework for an urban  
centre which unites Civic, Cultural, Educat-  
ional and Commercial aspects. The report's  
descriptive section covers the initial  
proposals of the master plan for the following  
major aspects of design and development:

- 1) sectional master plans;
- 2) adjacent lands;
- 3) building forms and materials;
- 4) landscaping;
- 5) control

Individual and overall parking requirements  
are developed within the parking and access  
section. It also includes initial discussions  
on parking operations and general access  
arrangements.

A total of twelve basic design drawings are  
included in the report, illustrating funda-  
mental site planning, development and operational  
concepts.

Finally, an economic analysis of the plan is  
outlined with regard to possible development  
techniques, costing and an analysis of public  
financial support that would be applicable  
to the development.

MLU BAA BAF S01 S05 R06 R07 C15 A11 A32  
F09 F11 F19 F21 F23



<u>TITLE</u>	A Study of the Conversion of Rental Accommodation to Condominium
<u>AUTHOR</u>	Borough of North York Department of Planning and Development # 7
<u>FORMAT</u>	Soft Cover, 207 pages including graphs and charts. March 1975.
<u>CONTENT</u>	<p>A descriptive analysis and survey study of the conversion of rental housing stock to condominium housing, and the effects and impact on tenants, individual condominium buyers, the owners of rental developments prior to conversion to condominium, and the Borough's housing market in general. Essentially, information was sought to determine the losers, and the winners, as well as the extent and nature of losses and gains caused by the conversion of rental accommodation to condominium.</p> <p>The introductory section views, in graphs and indexes, the conversion situation in the light of some basic economic trends: The Consumer Price Index, the cost of housing in Metropolitan Toronto, construction cost, the interest rate structure, the number of housing starts, the increased wage index, and the construction cost index. The rental to condominium conversion application process in North York is also outlined.</p> <p>The research strategy and methodology, covering the overall survey strategy and extent of the survey, are described in the second section. Also included is a design discussion of the three questionnaires which formed a major part of the data gathering for the study. The three questionnaires designed were; The Project Owners' Questionnaire, The Tenant Questionnaire and The Converted Condominium Projects Questionnaire.</p> <p>Through the project owners' questionnaire, it was sought to determine the motive, nature, execution and scale of the involvement in the housing industry of the development owners who were applying to convert. The tenant questionnaire was designed to provide an indication of the effects on the tenants of the condominium conversion projects for which applications were on file. The socio-economic family and residency structure of the tenants was also involved.</p>



The converted condominium projects questionnaire was designed to determine the effects of condominium conversion on the residents in converted housing projects.

The actual results of each set of questionnaires is covered in the third section of the report. The final section presents a number of conclusions derived from the survey.

A comprehensive list of appendices accompany the text of the report. These appendices include the conversion process in diagramatic form, survey questionnaire examples and conduction statistics, and tabulated results of all survey questionnaire statistics.

MLU MLR HBA HBB S05 R05 C14 C15 A22  
F02 F16 F20 F23





TITLE Noise Pollution - A Selected Annotated Bibliography

AUTHOR Urban Planning Department, Ryerson Polytechnical Institute for the Borough of North York. # 8

FORMAT Soft Cover, 170 pages, 1975

CONTENT An annotated bibliography organized as a research tool for policy development aimed primarily at the noise pollution problems in North York. Consequently, greater emphasis has been placed upon information sources relating specifically to policy formulation, abatement program organization and noise control implementing legislation. In areas of less concern, only key publications were reviewed and annotated. Noise standards and noise abatement legislation, to a large degree, have not been annotated since such is not required.

Through extensive size, time and resource limits, selective annotation was prepared only for publications relevant for future planning for the specific nature and needs of North York. Unannotated publications were included for future detailed research purposes, if so required.

The bibliography is organized so as to examine noise pollution in terms of; the problem, and noise control, (the solution). These two sections have been divided up into:

- (1) Acoustical theory and Sound Measurement;
- (2) A General Overview of the Problem;
- (3) Community Impact, Land Use, and Social and Economic Consequences;
- (4) Hearing Loss
- (5) Non-audatory, Physiological Effects;
- (6) Psychological Consequences;
- (7) General Noise Reduction Literature;
- (8) Design Solutions;
- (9) Abatement Programs;
- (10) Noise Pollution Legislation;
- (11) Noise Standards;
- (12) Additional Bibliographies and Sources;
- (13) Research Centres and Film Libraries;
- (14) Noise Abatement Program for North York



In addition, each of these subject areas are further organized by source of noise.

Note:- This bibliography should prove valuable in assisting any involved Municipal planning staff to become aware of the problems, dangers and measures available to control noise pollution.

EAB S05 R07 C18 F06



Title:           Speer's Road Buffer Study

Author:          Richard Strong, Steven Moorhead Ltd. for  
                  the Town of Oakville #1

Format:          loose-leaf, 22 pages, illustrations,  
                  March 1975

Content:

          The purpose of the study is to develop solutions to solve or minimize the visual and accoustical problems where two incompatible land uses (eg. industrial residential) co-exist.

          Approximately 20 "buffer types" were classified, based on areas which appeared to have similar characteristics in terms of visual and site physical problems.

          The use of deciduous and evergreen vegetation as well as land forming and/or fencing was emphasized since the intention of the solution was to be relatively simple, visually effective all year, and relatively inexpensive so that implementation could be realized efficiently.

          As a guide, municipal planning departments, etc., could make use, not only of the solutions proposed, but of the outlines on plant selection criteria, plant list, grass areas and earth berms.

MLU   MLG   HAB   HAE   R07   C18   F08   S05



TITLE Report on N.I.P., R.R.A.P., and O.H.R.P.

AUTHOR City of Oakville Planning Department #2

FORMAT Loose leaf, 6 pages plus appendix.  
February, 1975

CONTENT An information report on the following Federal and Provincial Programs; the Neighbourhood Improvement Program (NIP), The Residential Rehabilitation Assistance Program (RRAP) and the Ontario Home Renewal Program (OHRP). The report was prepared as background information to aid in Oakville's neighbourhood planning, especially in conjunction with the implementation of two specific neighbourhood planning programs which were underway at the time.

The following administrative aspects of each program are outlined, both in general terms and for specific implementation in Oakville:

- 1) application procedure;
- 2) federal/provincial/municipal responsibilities;
- 3) types of financial aid;
- 4) formula for determining financial aid;
- 5) eligibility criteria

The report includes an appendix containing copies of the official federal and provincial program guidelines, procedures and summaries.

MUG MUT HCA HCG S02 R10 C03 C18

A02 A04 A32 A29 F05 F13





TITLE Population and Development Forecast

AUTHOR Town of Oakville Planning Department # 5

FORMAT Soft Cover, 32 pages including charts, maps and graphs. November, 1972.

CONTEXT A statistical reference report presenting estimates of population growth and future development. As an annual publication, the report provides reference to both short and long range growth. Population growth is projected to the year 2000 while development estimates cover the period ending in 1977.

Since it is a reference work, little attempt at analysis has been made, although the calculation where possible take account of social, cultural and political factors. Population analysis is also presented in relation to similar provincial and national figures.

Note:- This forecast may be used in conjunction with the Official Plan, whose policies it reflects.

MLU MLG S05 R07 A49 F02 F03



TITLE White Oak Trail Report

AUTHOR Sheridan College for the Town of Oakville # 9

FORMAT Soft Cover, 45 pages plus maps. October, 1972

CONTENT A comprehensive proposal study of Oakville's open space, concentrating primarily on the development of the major valley lands and park lands. The main objective of the report is to produce a desirable concept for an integrated park system to inter-connect existing park and valley areas by means of greenbelt linkages. The concept also develops a network of walkways and paths to provide a pedestrian access between many of Oakville's parks and ravines, as well as recreational facilities located within such open spaces.

The integrated greenbelt and parkway system proposed in the report concentrates on the creek valleys and wooded ravines of the Joshua, Wedgewood, Morrison and Sixteen Mile creeks. The existing conditions in each creek valley are examined, and proposals made with reference to active and passive recreational development, public facilities and existing natural resources. With reference to natural resources, a limited inventory of flora, fauna and wildlife is produced for the open space areas under discussion.

The Official Plan policy for river valleys in the Oakville planning area accompanies the text of the report. An illustrative set of maps depicting both the existing situation and recreational development concepts for each involved creek valley are also included, along with conceptual maps of the proposed integrated park system.

PPS PPD MLO TSA TSB S05 S08 R07 A08 F05

F10 F11 F16



TITLE

Cluster Housing - Bronte Tertiary  
Plan - draft discussion paper # 2

AUTHOR

Town of Oakville Planning Department  
# 17

FORMAT

Loose Leaf, 23 pages including maps,  
photos and appendix. February 1975

CONTENT

Cluster housing is the result of a sophisticated land use control known as planned unit development or comprehensive planned development. This report initially describes what cluster housing is in terms of its environmental aspects and distinct advantages over typical subdivisions and other new forms of housing. These advantages are discussed under the following factors of development:

- (1) Servicing
- (2) Housing Costs
- (3) Site Planning and Design Standards
- (4) Traffic Circulation
- (5) Incentives and Controls
- (6) Social and Environmental Implications
- (7) Ownership Arrangements

Referring directly to Oakville, initial recommendations are offered for an Oakville cluster plan and zoning by-law in order to overcome the problem of trying to force the principle of cluster housing on a zoning by-law which is inflexible and will not allow for reduced standards.

A comparison of two proposed cluster housing developments in Oakville and an existing development in Connecticut is presented, and indicates three distinct approaches, which will require discussion in the plan program.

The appendix contains excerpts from publicity brochures from two existing cluster housing developments. They are provided for information only.

HAB HAE HBA HBB HBC BAA S01 R07 A02

All F16



TITLE Report on Day Nurseries

AUTHOR Town of Oakville Planning Department # 18

FORMAT Loose Leaf, 7 pages plus maps and table  
February, 1975

CONTENT A descriptive analysis considering the subject of day nurseries generally and making recommendations with respect to zoning amendments.

An initial brief summary of provincial regulations relating to day nurseries is presented, followed by Oakville's definition of the three types of facilities; Day Care Centres, Nursery Schools, and Private Home Care Programs.

The existing situation in Oakville with regard to present facilities is delineated into the following topics of discussions:

- (1) Land Use;
- (2) Oakville General Day care Needs;
- (3) Zoning;
- (4) Official Plan - Residential Uses;
- (5) Site Selection

A general discussion follows, dealing with conversions to day care usage, and day care in multiple family dwellings. The scale of day care operations is also mentioned. Finally, the following recommendations are presented:

- (1) adoption of report's guidelines for day care site location;
- (2) deletion of "nursery schools" as a permitted use in zoning by-law, and that future applications be considered on their own merit and subject to site plan controls;
- (2) private home day care be defined in the by-law and included as a permitted use in all permitted residential zones.

Note:- Assessing the adequacy and changing demand for day nursery facilities and private home day care in Oakville is beyond the scope of this report.





TITLE Secondary Planning Procedures

AUTHOR Oshawa Planning Board # 1

FORMAT Loose Leaf, 5 pages including flow chart  
1974

CONTENT A neighbourhood planning procedure  
paper outlining in detail the process  
involved in formulation of secondary plans.

The report initially discusses the basic  
elements and main function of secondary plans.  
This is followed by a detailed procedure  
for the co-ordination of the input of technical  
staff, public representatives (Planning Board  
and Council), and the public.

A listing is presented of the agencies in-  
volved in the Technical Co-ordinating Committee,  
and their respective responsibilities within  
the Committee.

The remainder of the report basically lists  
the stages of the secondary planning process,  
the planning sections or individuals responsible  
for each such stage, and the estimated time  
of stage completion. All information sources  
and involved groups all included, finally  
resulting in a flow-chart schedule of the  
entire secondary planning process as it  
relates to neighbourhood planning.

MUG MUM MOS CPA S02 R06 R07 A02 A07

F03 F13



TITLE Building Permit Procedure

AUTHOR Oshawa Planning Department # 5

FORMAT Loose Leaf, 10 pages plus flow-chart  
1974

CONTENT A report dealing with the procedure for obtaining a building permit, and the ensuing processing procedure in the City of Oshawa.

The report outlines and briefly describes the actual building permit application form, as well as ancillary application forms such as sewer connection, lot levy and roadway damage deposit forms which are necessary for commencement of any development or alteration, where applicable. Fees associated with these forms are included in this discussion.

The requirements of the building plan or drawings to accompany the building permit are laid out in detail, and divided into requirements for various types of proposed structures.

The building permit processing procedure is followed from start to finish, with the aid of an accompanying flow chart. In addition, excerpts from the Building By-law are presented, and outline the major duties and responsibilities of the property owner upon successful receipt of a building permit.

MUG MUM S01 R02 R06 R07 C14 C15 A02 A34  
F03 F08



TITLE Preliminary Analysis of Ontario Housing Action Program

AUTHOR Oshawa Planning Department # 8

FORMAT Loose Leaf, 8 pages of plus 2 appendices 1974

CONTENT A critical economic analysis dealing with the effects of the Ontario Housing Action Program on the City's cost of residential housing development.

The report initially reviews the effects of tax stabilization measures provided by OHAP to the Oshawa situation. These measures are analysed in terms of interest free loans and lump sum payments for various operating and capital costs.

Suggested improvements to OHAP for Oshawa are presented to maintain current average annual new housing unit starts in the immediate future without any increase in local taxes. The freezing of levy rates by OHAP municipalities is criticised as being unrealistic, and an alternative action is proposed.

The first appendix outlines in some detail the methods used to determine the cost of residential housing to the City of Oshawa, and the effects of the OHAP on such costs. This analysis covers municipal operating costs, education costs, municipal services construction and available support for housing from industrial/commercial tax revenue. Graphic references to these discussions are provided by a number of tables and charts in the second appendix.

Note:- Although pertaining to a specific situation, the report outlines a methodology of OHAP analysis which may be applied to a municipality involved in similar aspects of the program.

MUG MUT MLU MLR HCA S05 R02 R07

C18 A04 A05 F02 F13 F22 F23



TITLE

A Comparative Evaluation of Urban  
Computerized Data Systems by City of  
Peterborough Planning Department.

AUTHOR

City of Peterborough Planning Depart-  
ment # 1

FORMAT

Soft Cover, 62 pages including appendices.  
December, 1974

CONTENT

The major focus of this report involves  
computerized storage/retrieval systems  
in planning. Although data banks stored  
by computer have the advantages of speed,  
accuracy and efficiency, the disadvantage  
of high cost necessitated the production  
of this report to study the suitability  
of a computerized data system for Peterborough.

The objectives of the study are to provide:

- (1) a summary of developed urban data systems,  
and establish relevance of such to urban  
data bank development in Peterborough;
- (2) recommendations on how the City should  
co-ordinate base data collection, and  
investigate the feasibility of providing  
a computerized data storage/retrieval  
system;
- (3) an outline of the Department's information  
needs, and their relation to needs of other  
civic departments.

The report initially outlines final recommendations.  
These are aimed at the provision of a more  
useful storage/retrieval system enabling  
easy conversion to a computerized system.

Next, the following major questions are  
posed and discussed:

- (1) What is the intended purpose and function of  
the system?
- (2) What data is to be stored in the system?
- (3) What are the best methods of storage and  
retrieval, and should system be manual or  
computerized?





This section is followed by fairly brief outlines of computer planning data systems that are, or are nearly, operational. The areas involved in these discussions are:

- (1) City of London;
- (2) City of Ottawa;
- (3) Regional Municipality of Ottawa-Carlton;
- (4) The National Capital Commission;
- (5) City of Sault Ste. Marie;
- (6) City of Toronto;
- (7) City of Calgary;
- (8) Regional Municipality of Waterloo;
- (9) Regional Municipality of Hamilton-Wentworth;

The report is concluded with appendices which include a chronological review of relevant literature, sources of information, information on geocoding, a listing of relevant data items and a glossary of acronyms and terminology.

Note:- A pertinent study for any planning department engaged in a review of manual or computerized data storage/retrieval systems and data banks, as opposed to information systems.

Data - basic statistical facts upon which planners base their projections and model building.

Information - an aggregation of facts so organized to be regarded as knowledge. "Information" is organized "data", and is, in this study, meant to include periodicals, documents and published journals.

MUG MU1 RS1 S05 S11 R01 R02 R07 C18  
A02 A13 A24 A43 F03 F10 F13 F16 F18  
F21 F23



TITLE Planning Process and Procedures

AUTHOR Peterborough (City of) #2

FORMAT 2 parts, 44 pages, Feb. 1975.

CONTENT Planning Process and Procedures is a compilation of many procedures adopted over the past five years by the City of Peterborough. Part I is an overview of the municipal planning process in general as well as with particular reference to the City of Peterborough. Part II is a detailed description of the City's planning process and procedures. It includes such things as a statement concerning the aims, role, membership and staff of the Planning Board; it identifies the various duties of the Planning Board and the Planning Director; it spells out the rules governing the proceedings of the Board; it clarifies the procedures to be followed at public meetings and the steps that a citizen must follow when applying for various approvals for subdivision or amendments to zoning; it indicates how notice is provided to citizens with respect to public meetings on development as well as how citizens as special interest groups are contacted with respect to planning matters before Planning Board.

A02 A41 A08 A10 A34 R06 C18 MUM



TITLE

Report on Cul-de-Sac Standards

AUTHOR

City of St. Catharines Planning Department #5

FORMAT

Loose Leaf, 3 pages including technical diagram  
July, 1974

CONTENT

A brief memorandum proposing standards for location of services on cul-de-sac streets. The purpose of these criteria is to avoid problems previously encountered by the various utilities trying to install their services in different types of cul-de-sacs with varying throat widths.

With regard to submission of draft plans of subdivision where abnormal cul-de-sacs are proposed, a number of required supporting technical points are outlined. A diagram is also enclosed, showing the location of services on a standard cul-de-sac.

MLU	MLR	HAB	SO5	RO7	C14	C15	A15
A25	F08	F12					



TITLE

Buffer Landscaping

AUTHOR

T.N. Salter for the City of St. Catharines  
Planning Department #6

FORMAT

Loose Leaf, 13 pages including drawings

CONTENT

A descriptive requirements' report illustrating a number of buffering designs and methods to be used in screening zones of varying, incompatible land use. Through combined utilization of natural screening and decorative, textured wall design, an aesthetic and functional asset to the development is anticipated.

The report recommends and illustrates a number of landscape buffering designs. Each design includes an introductory description, suggested species of vegetation to be used, ground layout specifications, and a descriptive sketch of the layout. The designs and methods covered in the report are:

- 1) Deciduous Trees
- 2) Deciduous Shrubs
- 3) Coniferous Trees and Shrubs
- 4) Ground Covers and Conifers on Berm

The report concludes with general comments which provide certain alternatives and variations to the previous recommendations. It would be possible to incorporate several of these ideas into any site landscaping plan.

MLU	MLG	HAB	HAE	S01	RO7	C14	C15
C17	A11	FO8	F10				





TITLE Report on 5% Dedication for Park Purposes

AUTHOR City of St. Catharines Planning Department #9

FORMAT Loose Leaf, 3-page interdepartment memorandum  
August, 1974

CONTENT A brief memorandum prepared to clarify existing procedures relating to 5% dedications for park purposes, and to obtain direction on future policies. The report documents the results of a survey and recommending procedures for 5% dedication on land severances.

The introductory section provides an explanation of the difference between a registered plan and a C.P. or corporation plan.

The remainder of the report provides three policy statements dealing with 5% dedication. The first statement covers park dedication where new, vacant residential lots are created within the urban area. The second deals with dedication where new, vacant residential building lots are created within the rural area. For the purpose of these policies, the "Urban" and "Rural" areas are as defined in the City's Official Plan.

The final policy statement discusses both City and applicant involvement in the actual appraisal of the land for dedication.

MUG	MUM	MLU	MLR	PPS	S01	R07
C14	C15	C18	A02	A18	F13	F15



TITLE Home Occupations

AUTHOR City of St. Catharines Planning Department #12

FORMAT Soft Cover, 56 pages plus questionnaire tabulation,  
January 1972

CONTENT A survey report initiated by Council to collect and present available information from twelve Southern Ontario municipalities with regard to zoning by-law regulations permitting home based businesses in residential areas. Such a survey was requested to assist in a review of St. Catharines' by-law enforcement procedures as related to these kinds of uses.

The report contains the following information:

1. Covering Letter
2. Questionnaire
3. List of Contact Persons
4. Tabulation of Findings
5. Letters of Reply and Associated Information

The questionnaire itself deals with the following aspects of home occupation:

1. status of home occupation as determined by applicable regulations
2. permitted uses and applicable regulations
3. responsibility for regulation enforcement
4. method of enforcement
5. enforcement through court action
6. problems or complaints caused by such uses

The form of reply from the contacted municipalities is mainly appropriate excerpts from applicable by-laws along with supporting written material.

Note: St. Catharines by-law regulations are not included in the report.

MLU    MLR    MLC    MUG    MUM    BBA    BBC    SO5    R07  
C03    A02    A34    F05    F15



Title: Condominium Report

Author: Scarborough Planning Department # 1

Format: Soft cover, 42 pages, questionnaire,  
January 1975

Content:

This report represents the findings of the Borough's effort to identify those areas in which existing condominium developments and owners are experiencing problems and what potential avenues are open to this Borough for improving deficiencies; both current and future.

The report is based on two symposia one held with directors of condominiums, the other with the development industry.

Some reference is given to why the condominium concept has recently been readopted by society; i.e. to provide basic housing and to give owners the opportunity to improve, decorate or renovate in a manner and at a time that was most convenient.

The issues raised out of that premise were classified into 4 categories:

1. Development
2. Ownership
3. Maintenance
4. Municipal Services

Development of condominiums is broken down into 7 phases:

1. Proposal Phase
2. Specification Phase
3. Construction Phase
4. Marketing Phase
5. Occupancy Phase
6. Registration Phase
7. Completion Phase

Under the Proposal Phase a number of site features are commented on, including size, where the opinion was expressed that successful condominiums are small condominiums. Interest was also expressed in the creation of a special committee for consideration of condominium proposals and for special agreements to be drawn up between the developer and the Borough relating to condominiums.



Following the outline of issues an excellent summary of concerns is given which are defined under 3 broad categories; i.e. concerns;

1. Related to Private Property
2. Related to Municipal Standards
3. Related to Consumer Protection

Alternatives for action are then documented for each concern identified under the above headings: With regard to Consumer Protection a list of items that might require referencing, if a Condominium Prospectus was introduced as a condition of approved, is well set out. So too, is the description of what would have to be addressed if a Standard Purchase Agreement was deemed a worthwhile objective.

This analysis would be of interest to any municipality which is the recipient of condominium proposals.

HBB HAE MLR BBE A34 F05 F08





Title Streetscape

Author: Malek & Associates Inc. for the Borough  
of Scarborough Planning Board # 3

Format: 101 pages, illustrations, graphics, tables  
June 1975, bound, soft cover.

Content:

An excellent well illustrated, study which addresses itself to some of the problems of the "streetscape" (i.e.physical clutter and visual chaos).

A system of evaluation is developed as a planning tool for use in determining the visual impact of a street environment on the viewer (vehicular, pedestrian). This system employs an inventory that scores the value of several visual elements in the streetscape. This inventory model illustrates the method used to determine strong points and deficiencies in any given area of the street environment (visual corridor). For this particular study a 4 block stretch of a six lane arterial roadway (Eglinton Ave.) was examined.

Examination is carried out on how the 4 major types of circulation conflict between automobiles and pedestrians: bus stops, pedestrian crosswalks, controlled intersections and parking areas can more clearly and distictly expose their purposes day and night. The principle of byoptics (visual illusion) is explained; street furniture and night lighting (different standards of intensity) are illustrated.

When analyzing the effects of commercial advertising on the streetscape the principle of establishing a set of priorities for transferring information is discussed through the use of "channels of information". Advertising to be successful, they point out, should be able to withstand the exposure of daylight as well as darkness at night and should comply with the limitation of the amount of information that people can receive, process and remember.

A closing section on reverse lot barriers along major roadways is also well illustrated with several problem solving techniques described.



TITLE           Development Control

AUTHOR           Scarborough Planning Department #4

FORMAT           Soft Cover, 48 pages plus specifications and drawings. February 1975

CONTENT           An extremely professional, comprehensive report dealing with the enactment of a by-law and associated agreements to control many aspects of development in the Borough which are not now controlled. The development control legislation would provide for enforcement of site requirements for initial construction through agreements registered on title and binding on future purchases. It also would provide for certain maintenance requirements.

The objectives of development control, as outlined in this report, are:

- 1) To provide for excellence of design and compatibility of development;
- 2) To provide for completion and maintenance of development in accordance with approved development plans;
- 3) To develop a responsive and efficient organization to administer procedures necessary in meeting objectives 1 and 2.

The text initially deals with anticipated problems associated with development control, and the solutions presented by development policy legislation. The roles and responsibilities of all involved municipal departments are covered, as well as amendment, inspection, information and default provisions.

The indepth list of schedules include, for example:

- 1) Recommended administrative procedures for involved departments;
- 2) Development control procedures illustrated in flow chart form;
- 3) A draft sample of the Development Control By-law, Development Agreement and Maintenance and Use Agreements;
- 4) A list of performance criteria.



Finally, a list of development specifications and standard drawings is presented, to be included in the agreement where applicable.

The suggested legislation is intended to provide solutions to the administrative problems associated with development control, and solve existing site development problems experienced by the Borough.

MLU S05 R07 C02 C14 C15 A34 A02 A41 F10



TITLE Residential siting standards and Land Use Relationships within Residential Subdivisions.

AUTHOR Borough of Scarborough Planning Board #5

FORMAT Soft cover, 10 pages including illustrations, 1967.

CONTENT A brief review of residential siting standards for single family houses, single family houses (reversed lots), semi-detached houses, semi-detached houses (reversed lots), street townhouses, block townhouses, and apartments.

The relationships between these land uses as they would exist in plans of subdivision are graphically produced in two illustrations; stratification with some mixing, and complete mixing.

NOTE The Borough's residential siting dimension standards and apartment standards are listed with corresponding maximum and/or minimum figures.

HAE S01 R07 C18 C18 All F15





TITLE Report on the Activities of the  
Scarborough Planning Board - 1973

AUTHOR Borough of Scarborough Planning  
Board # 6.

FORMAT Soft Cover, 18 pages including maps  
and photo reproductions

CONTENT A brief summary of the activities of  
the Scarborough Planning Board during  
1973. The four principal sections of  
the report are:

- (1) Board Structure
- (2) Board Function
- (3) Examples of Major Board Activities  
in 1973
- (4) The Design Award Program Winners  
for 1973

The report makes beneficial use of graphic  
examples (maps and photographic reproduc-  
tions) to complement the text.

MUG R06 A02 A41 A08 F05



TITLE Study of Interim Housing Policy

AUTHOR Paterson Planning and Research Limited for the  
Borough of Scarborough Planning Board # 7

FORMAT 272 pages, illustrations, charts, maps October, 1974

CONTENT This extremely well documented study was produced to assist the Borough in preparing residential planning and development policies. The terms of reference called for a housing policy study which would permit immediate interim decisions to be made with respect to provincial housing program participation, and to private housing development applications.

Relating to the Borough's terms of reference, the study is organized into the following five sections:

- (1) Existing and emerging socio-economic composition patterns and demography of the Borough within the Census Metropolitan Area (C.M.A.) context. (Metropolitan Boroughs, City of Toronto, City of Mississauga)
- (2) Housing growth potential based on assessment of the development status of vacant and unzoned sites.
- (3) Financial implications of O.H.A.P. development as compared to standard housing development in the Borough.
- (4) Short and long-term housing policy options.
- (5) General nature of appropriate housing growth in the Borough's individual communities and neighbourhoods, in terms of balance and compatibility.

The report is summarized in the form of detailed recommendations, all relating to the present socio-economic and housing conditions in Scarborough, and its housing goals and objectives for future development. Topics of recommendation include:

- (1) development status of proposed and planned developments;
- (2) the effects of O.H.A.P. projects from an assessment and Borough revenue viewpoint;
- (3) short-term construction targets;
- (4) mixture of housing types for planned/zoned vacant sites;
- (5) O.H.A.P. short-term proposal targets and selection procedures;



- (6) rental conversions to condominium units;
- (7) policies for balanced community development.

Finally, the report concludes with a lengthy appendix, presented in the following four parts:

- (1) Socio-economic comparisons between Scarborough and other communities in the C.M.A.
- (2) An inventory of Scarborough's vacant zoned and/or planned residential site capacities (tables) and locations (Maps).
- (3) Summary of the housing policy of the Province, Metropolitan Toronto, and selected Boroughs.
- (4) Scarborough's population, labour force, and housing characteristics by neighbourhoods, communities and planning districts in 1971, presented as a coded computer program output.

Although focusing on Scarborough, this report should be of considerable comparative and reference value for all municipalities with the Census Metropolitan Area.

HAB	HGG	HBA	HBO	HEA	HEB	HEF	HCA	S05
R07	RO5	C15	C17	C18	F02	F05	F10	F12
F17	F28	F23						



TITLE Standards for Provision of Municipal Parks

AUTHOR Borough of Scarborough Planning Board  
# 8

FORMAT Softcover, 19 pages including maps, April 1968

CONTENT This policy report was produced as a complete review of Official Plan Park Standards in Scarborough. The necessity of such a report, at the time, was based on the existing and anticipated introduction of high-density residential development in the Borough, which rendered the existing Official Plan Park standards inappropriate.

In general, the report analyses the basic requirements for all types of parks as related to the various land uses, population characteristics and social criteria of the Borough. The text is presented in the following five parts:

- (1) basic need and purpose of parks in the Borough;
- (2) existing (1968) basic functions and facilities of the parks;
- (3) standards for municipal parks in terms of acreage, population/acre ratio, and walking distance;
- (4) park deficiency areas and parkland acquisition methods;
- (5) relation of park needs and standards to population density.

A summary and list of specific recommendations follow. These recommendations include a number of updated parkland provision standards to be adopted as a guide in the preparation of Secondary Plans.

ML0 PPS S05 R07 A08 A44 F08





TITLE Report on Scarborough Industrial Land Use Policy and Proposed Policy With Respect to Office Development.

AUTHOR Borough of Scarborough Planning Board # 9

FORMAT Soft Cover, 8 pages plus photo reproductions. 1974

CONTENT Primarily a policy report dealing with the location of office uses within the Borough's industrial districts. The report concentrates on three main areas of discussion:

- (1) A review and explanation of Scarborough's existing Industrial Land Use and Commercial Policies with respect to Official Plan industrial districts;
- (2) An examination of location requirements and land use characteristics of office uses;
- (3) A formulation of general office use location policies in the context of the Borough's Official Plan.

Office use location requirements are based on a similar consultant study produced for North York. Location factors are outlined from a managerial and employee viewpoint, and a public viewpoint.

The report concludes with recommendations aimed at general location policies and specific location priorities for Major General Office Uses concentrations in the Borough. This includes provisions for office uses in industrial districts.

The recommendations should be of interest to municipalities which utilize the Commercial Core Concept and Industrial District policy for control of non-residential land uses.

NOTE The policies produced in this paper were subsequently carried by Planning Board and approved by the Board of Control.

MLU MLI SO5 RO7 C15 C16 C18 A32 F10 F12



<u>TITLE</u>	Large Lot Study
<u>AUTHOR</u>	Borough of Scarborough Planning Board # 10
<u>FORMAT</u>	Loose-leaf, 86 pages including reference maps March 1975
<u>CONTENT</u>	<p>This Borough inventory report is basically concerned with areas that should be conserved and developed for residential lots of 8,000 square feet and over. Recommendations to retain or amend zoning by-laws and/or secondary plans so as to establish large lot policies for each study area are also included.</p> <p>A review of all residential communities was implemented in three schedules:</p> <ol style="list-style-type: none"><li>(1) Total number of large lots by communities.</li><li>(2) Map showing reference areas and number of large lots in each area.</li><li>(3) Maps and inventories.</li></ol> <p>The schedule 3 inventory includes the following information for each specific area:</p> <ol style="list-style-type: none"><li>(1) predominant size of existing housing;</li><li>(2) predominant lot size;</li><li>(3) zoning restrictions;</li><li>(4) median value of dwellings;</li><li>(5) condition and character of existing housing;</li><li>(6) vacant lots or other opportunity for further large lot development;</li><li>(7) number of large lots in the area;</li><li>(8) special amenities of the area that may justify large lot area designation;</li><li>(9) remarks (maintaining or amending existing by-law)</li></ol>
<u>NOTE</u>	<p>A report specifically oriented to the Scarborough situation, although the methodology and basis for recommendations may be referred to for similar studies.</p> <p>MLU MLR HAB HAE S05 R07 C14 C15 C18 F05 F10</p>



TITLE Service Station Policy in Scarborough's Official Plan.

AUTHOR Borough of Scarborough Planning Board # 11

FORMAT Loose-leaf, 64 pages including maps and tables. August 1974.

CONTENT The purpose of this report is to formulate a service station policy to be recommended to Council as an Official Plan amendment. The Policy would achieve a basis upon which the Borough can regulate the quantity and locational aspects of service stations, having regard for:

- (1) Viability of the operation from the entrepreneur's viewpoint;
- (2) Adequacy of the service station use or uses to provide a convenience of services to the citizens of Scarborough;
- (3) Population relationships of the Borough, and any other considerations deemed appropriate.

The initial discussions, narrowed to include only quantity and locational data, progress from an analysis of the service station problem and factors of influence, to possible solutions.

The service station problem is analysed under the following headings:

- (1) the problem setting in Scarborough;
- (2) problems and solution formation;
- (3) existing situation - facts on location, numbers, trends;
- (4) municipal objectives of service station land use;
- (5) differentiation between existing situation and objectives.

The report continues with solutions to the previously defined service station problem. Approaches taken by other area municipalities in the Metropolitan Toronto area are assessed. Scarborough's existing controls are then examined as a basis for evaluating the formative proposal. This proposal calls for the control of service station development, re-development, conversion and abandonment through a mixture of municipal control (zoning) and persuasion.



The report concludes with a recommended policy on service stations, based on the formative proposal. This policy statement is intended as an initial discussion eventually leading to inclusion of a service station policy in the Borough's Official Plan. The policy statement consists of the general intent, Council motivation and specific considerations that will bear upon the implementation of a formalized Council policy.

MLU	MLT	S05	S03	R06	C16	C18	C20	A08	A32
A44	A17	A34	F05	F10	F12	F16			





<u>TITLE</u>	Land Use Provisions for Billboards
<u>AUTHOR</u>	Borough of Scarborough Planning Board # 12
<u>FORMAT</u>	SoftCover, 35 pages including tables, maps and photo reproductions. January 1970.
<u>CONTENT</u>	<p>It is the purpose of this report to understand the requirements of the billboard industry and to recommend legislative procedures to provide for the industry in harmony with other competing land uses in the community.</p> <p>Accordingly, a complete analysis of the billboard question in the Borough is produced in appendix and text form, and consists of the following:</p> <ol style="list-style-type: none"> <li>(1) A complete survey of the existing locations of billboards;</li> <li>(2) Their types and nature, e.g. wall, roof or ground billboards;</li> <li>(3) Existing Borough legislation pertaining to billboards; <ol style="list-style-type: none"> <li>(a) Sign By-law</li> <li>(b) Existing zoning by-laws</li> <li>(c) Provincial legislation relating to regulation of signs.</li> </ol> </li> </ol> <p>To accommodate billboard requirements, consistent with practice in the Official Plan for other land uses, the report establishes broad land use zones and related policies for billboard use. A number of planning objectives are recommended and assessed within this broad framework. The criteria to achieve these objectives is presented in the form of recommended broad land use policies, and siting and concentration standards.</p> <p>The study concludes that previous efforts to regulate billboards along with signs, under provision of the Municipal Act, are frustrated where failure exists to properly differentiate between the two. Billboards must be administered as a very specialized commercial land use, through Council, Official Plan and zoning by-law procedures. Therefore, the report lists legislation available to the Borough to provide for control of the billboard land use.</p>



The land use policies, and siting and concentration standards in this report should be of comparative and reference value for any municipality or area undertaking an analysis of their billboard situation.

MLU CSC S05 R07 C16 C18 A34 F05 F08  
F10 F16



TITLE Scarborough Planning Statistics

AUTHOR Scarborough Planning Department # 13

FORMAT Soft Cover, 60 pages (statistical tables)  
December 1974

CONTENT This booklet is a compilation of various statistics and inventories, prepared for use by the Planning Department, Council, its various Boards, Commissions, and municipal departments, and the general public.

The planning statistics are grouped under the following general categories, and generally tabulated by Residential Communities and Industrial Districts:

- Population
- Housing
- Commercial
- Churches
- Service Stations
- Industrial

The Statistics are presented as raw figures. In addition, they are utilized to form assessments, comparisons, ratios and annual increases.

MUG MU1 S05 C18 F02 F05



TITLE            Parking Requirements for Community Shopping Centres.

AUTHOR           Mr.M.J. Collins, Des-Co-Con Ltd., for the Borough of Scarborough Planning Board # 14

FORMAT           Loose-leaf, 38 pages including maps, tables and schedules.    January 1974.

CONTENT           This study was prepared to assess the existing coverage and parking standards for Community Shopping Centres in the Borough, having regard for:

- (1)    Adequacy of off-street parking, landscaping, convenience of parking lot access, and adequacy of parking spaces;
- (2)    Existing standards in Borough Community Shopping Centres;
- (3)    Existing standards of North York, Etobicoke and other comparable areas.

                    The study contains a lengthy schedule of existing parking standards, shopping centre statistics and existing off-street parking requirements for Scarborough, Etobicoke, City of Toronto and North York. The adequacy of off-street parking standards in the Metropolitan Toronto area is discussed, along with parking requirements by existing zoning, recommended parking standards, and parking stall sizes as determined by an Urban LandInstitute technical survey.

                    In addition, an application proposing an expansion of an existing shopping plaza in the Borough is examined and commented on from a parking requirement standpoint.

NOTE:            The major recommendations presented in this study are:

- (1)    all parking ratio calculations be based upon the "Gross Leasable Area" with a permitted parking ratio of 5 to 5.5 cars per 1,000 square feet;
- (2)    additional office space can be added to the "Gross Leasable Area" of a retail complex without increasing parking demand;
- (3)    office space of up to 20% of the gross leasable area may be added without increasing the parking demand.

MLU   MSC   BAA   S03   R07   C15   C16   A37   A11   F02

F05   F10   F16





TITLE Retail Commercial Standards

AUTHOR Borough of Scarborough Planning Board # 15

FORMAT SoftCover, 20 pages plus appendix and bibliography, April 1968

CONTENT This study presents a complete review of existing (1968) Official Plan Policies and Standards relating to retail commercial development, and a forecast of possible future trends. A review was necessitated because of radical changes in retail marketing methods which had occurred in the Borough during the ten years prior to the study inception.

The report initially discusses changing shopping patterns in the Borough since 1956. A categorization of shopping developments, subsequent to the introduction of new communities into the Borough after 1956, is presented within the general terminology of the Official Plan and in light of present development trends. The following factors are used as criteria for the categorization:

- (1) Spatial Distribution - population served on basis of time and distance to the centre compared to other similar centres;
- (2) Basic Function - as characterized by a major tenant;
- (3) Size - represented by amount of gross retail floor area;
- (4) Location - in relation to traffic arteries and centres of high population density.

Utilizing these factors against existing shopping centres in the Borough, three centre types are analysed; neighbourhood, community and district shopping centres.

Statistics relating to existing ratios of retail floor space per person are assigned to each centre category. Indicated trends are analysed by comparing Official Plan commercial standards of 1956 to those of 1967. Forecasts of future trends in retail floor space per person for each category of commercial development are also produced.



The study concludes with a summary of analysis, forecasts and trends, as well as a list of development standards, determined in accordance with anticipated trends and to be used in determining approximate shopping centre sizes and requirements for a short future period. A catagorized list (1968) of shopping centres in the Borough, listing community, location and floor space, is presented in the appendix.

MLU	MSC	S05	R07	C15	C16	C18	A08	A44
A32	F05	F08	F17	F22				



TITLE A Report on Automobile Disposal and Salvage Yards.

AUTHOR Borough of Scarborough Planning Board # 16

FORMAT Soft Cover, 22 pages plus Schedule .  
August 1967

CONTENT The purpose of this report is to provide guidelines and standards for establishment of automobile disposal and metal salvage yards within the Borough.

The main body of the report covers in detail the following components of metal disposal and salvage operations:

- (1) need for automobile disposal facilities;
- (2) automobile disposal;
- (3) auto-wrecking;
- (4) scrap-metal processing;
- (5) standards and equipment for auto-wrecking yards;
- (6) standards and equipment for scrap-metal processing plants.

The summary points out that economic feasibility and proper operation of disposal and salvage facilities will determine the difference between successful processing of scrap metal, and an "auto graveyard". Operational provisions in designated urban industrial districts are also covered.

An adjunct to the summary involves recommendations pertaining to salvage and disposal by-laws and other regulations to control operation and compatibility of such facilities. These recommendations include a listing of standards and equipment to be applied to salvage and wrecking operations in "Industrial Commercial" and "Special Industrial" zones.

This report should be of assistance to any municipality or area where proper facilities and controls are necessary for the disposal and salvage of industrial scrap, especially motor vehicle metals.

MLC MLI S05 R07 C16 C18 A02 A30 A34  
F08 F16



TITLE Subdivision of Shopping Centres

AUTHOR Borough of Scarborough Planning Board # 17

FORMAT Soft Cover, plus maps, illustrations  
and appendix. October 1968

CONTENT It is the purpose of this report to analyse  
the situation which has resulted in multiple  
ownership of seperate properties of shopping  
centres and strip commercial groupings, with  
the objective of offering solutions to the  
problems inherent with such situations.

Concern regarding multiple commercial owner-  
ship has stemmed from recognition of the  
problems created for successive owners, the  
Borough Council and the general public.  
Multiple commercial properties occur in one  
or more of the following natures:

- (1) Subdivision into 20' to 25' frontages on  
the street to the rear property line, and  
land including the seperate store;
- (2) Subdivision to include the land under one  
or more stores with common parking areas  
and service lanes attached to a major parcel  
of land with common rights of access and  
egress over the common parking area;
- (3) Subdivision into 20' to 25' width strips  
from street frontage to rear lot line,  
(including individual stores), with an  
agreement registered on title conveying  
mutual right of access and egress, and  
maintenance of common parking and services  
areas.

The report concentrates on the major issue  
in multiple commercial ownership, which is  
the reluctance of small businessmen to accept  
the responsibility for maintenance of common  
parking and service areas where several owners  
are involved, or the inability of the seperate  
owners to come to terms in harmonious maintenance  
of the commercial properties.

The conditions which exist as a result of  
the division of the shopping centres into  
several ownerships are pictorally illustrated  
in the report.





The study resolves that the probability is remote of achieving harmony in design, architecture, maintenance and efficiency of commercial developments with a multiplicity of owners, with divergent views and opinions. A proposed solution to achieve well-maintained, efficient, convenient and safe strip commercial shopping developments and shopping centres requires a combination of public relations, public expenditures, and new legislation.

Recommendations for solutions and treatment of commercial development in multi-separate ownership is included, along with an appendix which analyses ownerships of 27 multiple owner commercial developments in the Borough.

The study should be of interest to any municipality or area which endeavours to improve the physical and usual discord, public inconvenience and inefficiency which in many cases is associated with commercial developments existing in multiple ownership.

MLU MSC S05 R06 C04 C18 C16 A11 A37  
A34 F05 F10



TITLE Sign Display

AUTHOR Borough of Scarborough Planning Board #18

FORMAT Soft Cover, 26 pages plus illustrations and bibliography November 1967

CONTENT This study was intended as a review of the existing (1967) signs erected in the Borough as to effectiveness, safety and aesthetics, and to determine whether or not there was a need for increased sign control. It is divided into the following sections:

- (1) Illustration of existing conditions with a summary to determine need for further regulations;
- (2) An outline of functions and purpose of signs;
- (3) Objectives and means of achieving effective sign control;
- (4) Existing legislation and practice in Scarborough;
- (5) Practice of sign control elsewhere.

The section dealing with the practice of sign control elsewhere presents legislation used by the City of Toronto and the Boroughs of Etobicoke, North York, East York and York as of 1967

Recommendations include a listing of objectives of municipal sign control, and the methods of implementation of such control.

Note:- The report makes effective use of photo reproductions to illustrate various catagories of sign display in the Borough.

MLU MLC CSC S05 R06 C15 C16 C18 A25 A34  
F05 F10 F22



TITLE Kingston Road - An Urban Design Study

AUTHOR Klein and Sears, Research/Planning/Architecture Consultants for the Borough of Scarborough Planning Board #19

FORMAT Soft Cover, 53 pages including maps, photo reproductions and appendix. November 1973

CONTENT In general, this urban design study explores, existing, proposed and planned land uses along a relatively small section of Kingston Road in Scarborough. This exploration also includes streetscape features within the arterial road allowance such as lighting, signs, curbs, sidewalks, other public and private utility installations, and landscaping. It reports on improvements which could be undertaken to existing abutting developments and standards which could be included in the present zoning to control and improve future development. Further, the study explores planning and design alternatives along the section of the arterial in question, derived from the expressed needs and desires of area residents. Implications of such proposals are also discussed.

The study utilizes a five stage process of investigation and recommendation, with strong reliance on public participation throughout. These five stages are:

- (1) Study Area Inventory and Description - official plan policies, zoning designations, existing and proposed land uses, pedestrian and vehicular circulation, and population characteristics. Also included photographic recording of existing situation.
- (2) Results of Public Discussions - comments on pedestrian and vehicular circulation, land use, visual character and public open space and recreational facilities.
- (3) Planning and Design Proposals - land use, visual considerations, vehicular and pedestrian circulation, public open space and recreational facilities.
- (4) Implementation of Planning and Design Proposals - Official Plan and Restricted By-law amendment, land acquisition, developmental projects.
- (5) Application of Study to Other Area.



The application of this study to other areas is resolved by the fact that both the investigative techniques and recommendations have wide-ranging applicability to other sub-urban arterial roads and their adjacent residential neighbourhoods.

MLU	MLG	PPS	MLO	TSA	TSB	TSC	CPA	S06
R06	C02	C15	C18	C23	A11	F05	F10	F11
F16	F21							





<u>TITLE</u>	A Day Care Study
<u>AUTHOR</u>	Scarborough Planning Department #20
<u>FORMAT</u>	Soft Cover, 7 pages plus maps, photo reproductions and selected bibliography. 1971.
<u>CONTENT</u>	<p>The report was presented as an overall study of existing day care centres and the potential demand for day care facilities in Scarborough. It is primarily a feasibility study to determine whether empty classrooms in public schools should be utilized as day care centres.</p> <p>Existing facilities are briefly discussed in an Ontario, Metro Toronto and Scarborough context. The Scarborough section includes general characteristics, capacity, and patterns of distribution of existing facilities.</p> <p>Potential demand for facilities is determined through investigation of the following factors:</p> <ol style="list-style-type: none"> <li>1) actual need;</li> <li>2) reasons for increased need;</li> <li>3) existing Provincial and municipal day care legislation;</li> <li>4) possible location for day care-centres.</li> </ol> <p>The contents of the report is summarized in a concluding section. These conclusions are used as decisive factors in formulating the final recommendations of the study. Briefly stated, these recommendations are:</p> <ol style="list-style-type: none"> <li>1) public school usage for day care centres is not recommended;</li> <li>2) encouraging day care centres as a "Residential Amenity facility" in "Higher Density Residential" use areas be continued;</li> <li>3) location of day care centres as an accessory use to employment areas be accepted in principle.</li> </ol>

NOTE: Under the existing Provincial day care legislation, a local municipality in a Metropolitan Municipality does not qualify for the associated provincial grant. Therefore, the Borough's situation and recommendations as to day care centre location may not be directly applicable to local municipalities which do qualify for provincial aid in day care provision.



TITLE Golden Mile Industrial District Planning Study

AUTHOR Scarborough Planning Department #21

FORMAT Soft Cover 8 pages plus maps and photo reproductions. May 1975

CONTENT A study to recommend guidelines and policies for the preparation of a Secondary Plan and new zoning by-law standards for the Golden Mile Industrial District. The new plan and zoning by-laws will provide for more detailed land use and development policies to guide the functional development and growth of the area.

In achieving the objectives of the report, problems and opportunities are first identified within the area, followed by recommendations as to a programme of guidelines and policies for preparation of the Secondary Plan and zoning by-law standards.

The identification and inventory sections include the following items of study:

- 1) existing land use;
- 2) urban problems and physical appearance of the district;
- 3) summary of the area's deficiencies;
- 4) area's potentials;
- 5) objectives for the area.

The final recommendations are proposed under the following headings:

- 1) Proposed Land Use Policies (Draft Secondary Plan)
  - (a) General Office and Commercial Use;
  - (b) General Office Use;
  - (c) General Industrial Uses;
  - (d) Special Industrial Uses;
  - (e) Industrial Commercial Uses;
  - (f) Industrial District Commercial Uses;
  - (g) Institutional Uses;
  - (h) High Performance Standards;
  - (i) Municipally Prohibited Uses;
  - (j) Roads Plan.
- 2) New By-law Standards.

MLU MLI MLG S05 R06 C15 C16 C18 A08 A32 A35  
A34 F05 F08 F10



TITLE Rouge Industrial District Study

AUTHOR James Weller, Architect and Planning Consultant,  
for the Metropolitan Toronto Planning Board  
and the Borough of Scarborough Planning Board.  
# 22

FORMAT Soft Cover, 214 pages including maps, tables  
and photo reproductions. May 1973

CONTENT This extremely well documented land use and  
zoning study of the Rouge Industrial District  
recommends a development plan that would ensure  
the compatibility of the district's development  
with the Metropolitan Zoo and the Malvern  
Community. This intent of the study was docu-  
mented in Clause No. 4 of Report No. 7 of the  
Metropolitan Toronto Executive Committee,  
titled "Respecting Certain Industrial Lands  
Adjacent to the New Metropolitan Zoo."

The specific terms of reference on which the  
report was based are as follows:

- 1) Determine need for sand gravel and asphalt  
plant yard function in the District;
- 2) Examine possibilities and merits of relo-  
cation of these functions to other Metro  
areas, and replace with more "employment"  
producing industries;
- 3) If existing industrial situation must remain,  
advise on Official Plan, Zoning measures,  
land acquisition or landscaping treatment  
which would be instituted to allow a compa-  
tible relationship between zoo, Malvern  
and the District's development.

With reference to these areas of examination,  
the study sets forth its analysis within the  
following framework:

- 1) Rouge Industrial District: Site Description
- 2) Rouge Industrial District and Adjacent Land
- 3) The Site and Regional Context
- 4) Existing and Proposed Operations
- 5) Performance Standards and Jurisdictions
- 6) Evaluation of Existing and Proposed Operations



7) Relocation Feasibility

8) Borough of Scarborough Industrial Zoning  
Study - June 1961

9) The Development Plan

The Development Plan and its accompanying recommendation establish guidelines for the growth of the District. These guidelines are concerned with land use, zoning, transportation, landscape treatment, environmental protection, land acquisition and implementation aspects. They are based on the need to ensure compatibility of District development with adjacent lands, while taking into account the need for sand and gravel operations and asphalt plants in this area.

The study concludes with a comprehensive list of specific recommendations concerning land use and future development in the District. These recommendations are discussed within the following apportionment:

- 1) Land Use and Zoning Recommendations;
- 2) Coverage and Setbacks;
- 3) Roads and Parking;
- 4) Rail Lines;
- 5) Landscape and Topographic Concerns;
- 6) Immediate Action - land use and environmental impact.

MLU MLI MLO MLT UNT EEZ S06 S08 R06 C16  
C18 A08 A14 A32 A18 A27 F05 F08 F10 F11  
F16 F17 F20





TITLE A Place for Industry (A Discussion Paper on the Future of Industry in the City of Toronto)

AUTHOR Toronto (City of) # 1 Industry Working Group

FORMAT 59 pages June 1974

CONTENT The problems of industry in the City and considers what its future role should be.

The following topics are presented:

- past and present trends
- existing city policies toward industry
- should industry remain in the city
- the city's options for encouraging industry
- framework for action

NOTE This is a discussion paper only and does not make any recommendations.



TITLE            Housing Indicators - Research Bulletin

AUTHOR           City of Toronto Planning Board. #6

FORMAT           Loose leaf, 20 pages including graphs, charts  
and appendix.    September, 1974

CONTENT           A research bulletin which documents housing  
problems in the City of Toronto and Metropolitan  
Toronto, using a variety of data sources. The  
report examines current and recent statistics  
on house prices, vacancy rates, and residential  
construction to reveal various aspects of the  
1974 housing situation within the study area.

The major data sources employed by the report  
are the Toronto Real Estate Board, Census Canada,  
C.M.H.C. and the City of Toronto Planning Board.  
The area of examination and comparison is termed  
the Census Metropolitan Area or C.M.A., and refers  
to Metro plus the surrounding urban areas from  
Oakville to Pickering and north to Vaughan and  
Markham Townships, including Brampton, Bramalea,  
King and Whitchurch Townships.

The report ultimately determines trends in the  
1974 housing market by comparing existing house  
prices, vacancy rates and residential construction  
data with that of previous years within the same  
area of examination. These trends are then  
applied to the construction of both short- and  
long-run implications. These implications include  
effects on:

- 1)    housing prices;
- 2)    vacancy rates;
- 3)    residential construction;
- 4)    choice of accommodation;
- 5)    rent levels;
- 6)    industrial and commercial development;
- 7)    mortgaging;
- 8)    low and moderate income groups.



TITLE Proposed Criteria for Governing Development in District Commerce Centres

AUTHOR City of Toronto Planning Board #16

FORMAT Brochure, 6 pages plus map  
May, 1972

CONTENT A summary report aimed at informing the public of a set of criteria which will be used as a guide in assessing applications for development in "district commerce centres" as designated in the City's Official Plan. These criteria were developed for adoption by Council as a policy to guide their decisions on development applications in such centres.

The primary intent of the Proposed Development Criteria is to amplify policies already prepared in Part I studies of the Official Plan. The purpose is to make clear the elements of any application that would be considered desirable or undesirable.

A comprehensive list of development criteria for commerce areas is presented, to be used in considering applications to exceed permitted zoning by-law density or extend existing commercial zone boundaries. This criteria listing also includes the objective of each criteria, along with a further explanation of intent.

MLU	MLC	S03	R06	C02	C15	C18	A08	A09
A32	F03	F08						



TITLE: Core Area Office Space Forecast to the Year 2000.

AUTHOR: Price Waterhouse Associates for City of Toronto #18.

FORMAT: 21 pages and 2 appendices, fold out charts.

SUBJECT: A study to forecast the demand for office space to the  
Essentially the study was to develop projections under  
varying assumptions; and to provide insight into the  
sensitivity of demands to the key variable factors.

The study area was the Inner Core of the City, which  
is defined as the area bounded by Jarvis, Davenport,  
Simcoe and Bedford Streets and the Toronto Harbour in  
the south.

The report includes a description of the approach used  
to generate the forecast; the forecast itself (using  
three scenarios, based on alternate futures) and a  
comparison of this forecast to others, both as to data  
and assumptions.

Both mathematical techniques and consensus techniques  
as illustrated by regression analysis and Delphi model-  
ling respectively were examined. The regression analysis  
was abandoned when it was discovered that the underlying  
cause - effect relationship had not been established  
and that even if it had been, the technique would have  
to rely on a number of static assumptions or subjective  
opinions regarding the future.

The approach then centred on the Delphi method which  
relies on a consensus panel to develop a forecast. This  
panel, comprising of individual "experts" with diverse  
interests and viewpoints, was encouraged to interact  
through an interactive communications process in the fu-  
ture demand for official space.

The panel developed a growth curve which reflects their  
joint expectations of future office space requirements.

NOTE: This report is especially valuable for its Delphi metho-  
dology which is described in detail in Appendix A.

MLC USB S05 R07 C16 A12 F02 F05 F17 F23





TITLE

Industrial Relocation and Its Impact on Employees

AUTHOR

City of Toronto Planning Board - Industry Work Group #

FORMAT

Soft cover, 73 pages including charts, maps, graphs, questionnaire and 5 appendices. June 1975

CONTENT

An excellent examination of the effects on employees of City industrial firms relocating in the suburbs. The study came about as a direct result of the report, "A Place for Industry," which recommended a three-phase work program to include a series of planning studies especially designed to test the assumptions of the report. The impact study under discussion was developed as one of these Assumption Studies. It is termed the "hardship study" in "A Place for Industry," designed to "test the assumption that relocation of City industries to the suburbs is a problem because, as a result, certain people experience significant social and economic hardships." The study demonstrates the extent to which this case is founded on legitimate assumptions.

The introductory chapter covers the nature of the problem--the effects that relocation was having on industrial employees, especially those with low incomes and limited skills who have few resources to accommodate this change. In discussing this particular problem, a number of assumptions are tested. These tests relate specifically to (a) the "real" importance of journey-to-work as a major component of household income and residential site location; and (b) the "real" distribution of industrial workers by socio-economic class and industrial jobs within the metropolitan area.

The answer to these questions was felt to lie with the workers themselves, and their researched perception became the approach adopted by this study. The initial objective of the research component was to obtain a small, representative sample of firms which had recently (since 1972) relocated from a city location to a suburban site. The sample methodology and interview format are described in detail. The questionnaire itself was divided into three main areas of concentration: personal information; residential information; and journey-to-work patterns before and after relocation.

Chapter two contains a general summary of the information gathered through interviews with surveyed plant officials. The interviews were concerned primarily with (a) the factors leading to the firm's relocation and factors which affected suburban site choice; (b) transit service to the new site; and



(c) the impact of relocation on employees in terms of number of jobs lost and type of employee most affected by job loss. A more detailed description of the relocation of each firm, in case study form, is contained in the first appendix.

Chapter three analyses the questionnaire results in terms of:

- employee characteristics;
- journey-to-work;
- residential distribution;
- residential movement;
- employee reaction to plant relocation;
- employee satisfaction;
- perceived effects on employees.

The actual employee questionnaire is presented in Appendix 5.

The final chapter outlines conclusions as determined by the findings of the plant official interviews and employee questionnaire. Study findings are listed, and policy possibilities gained from the study are presented. Policy recommendations will not be made until the studies involved in the "A Place for Industry" report have been completed and openly discussed.

Note: The "A Place for Industry" report is included in the information bank. The remaining three assumption studies to be completed in conjunction with this report are the Employment Study, the Linkage Study and the Assessment Study.

MLU	MLI	USB	MLT	S06	C06	C16	A14	A26	A
F05	F20	F23							



TITLE City of Toronto Rooming House By-Law Study

AUTHOR Development Department, City of Toronto (done by  
Peat, Morwick and Partners, Greenspan and Vaughan) #24

FORMAT 70 pages, May 1974.

CONTENT This report, prepared by consultants for the Urban Renewal, Housing Fire and Legislation Committee (URHFL) of the City, recommends a comprehensive rooming house code enforcement program to be phased in over time and including three basic elements:

- revisions and amendments to the City's by-laws affecting rooming houses;
- an intensive housing inspection program (initially in priority areas where most unsafe rooming houses are located), expanding and continuing on a routine basis over time;
- the registration and licencing of certain categories of rooming house operators.

The term "lodging house" has been interpreted to mean rooming house or guest home, and includes co-operative type accommodations where rooms are not rented as a business but rather where people live together in a situation similar to that of a family. The study does not include "flop houses" and overnight hostel accommodations which may require standards and restrictions.

This document may be obtained on loan from ICURR.

HRC BMS LHO HPO HGR





<u>TITLE</u>	Industrial Report
<u>AUTHOR</u>	Town of Vaughan Planning Department.# 1.
<u>FORMAT</u>	Soft Cover, 21 pages plus tables, maps and appendix. October 1972
<u>CONTENT</u>	<p>An inventory report designed to examine existing industrial areas in the town, particularly those in the neighbourhood of the C.N.R. yards, and to present proposals for the expansion of the industrial area.</p> <p>The study of the existing industrial situation is concentrated in one specific study area, comprising the following four sections:</p> <ol style="list-style-type: none"> <li>1. Rivermede;</li> <li>2. Doney;</li> <li>3. C.N.R.;</li> <li>4. Maplecrete- Estelle Area.</li> </ol> <p>This section examines the following components of existing industrial activity:</p> <ol style="list-style-type: none"> <li>1. Land Use</li> <li>2. Official Plan and Zoning By-laws</li> <li>3. Industrial Survey</li> <li>4. Details of Industrial Operations</li> <li>5. Sanitary Sewers</li> <li>6. Water</li> <li>7. Comparison of Water and Sewage</li> <li>8. Storm Water</li> <li>9. Electricity</li> <li>10. Gas</li> <li>11. Transportation</li> <li>12. Municipal Finance</li> </ol> <p>The section dealing with proposals for the expansion of the industrial area involves similar factors of analysis as found in the previous section. In this case, proposed systems and facilities are analysed, along with a number of other study components such as:</p> <ol style="list-style-type: none"> <li>1. land ownership;</li> <li>2. details of proposed ultimate industrial area;</li> <li>3. staging;</li> <li>4. basis for staging;</li> <li>5. form of development;</li> <li>6. conclusions</li> </ol>





A detailed appendix offers further background information for use in the analysis of both the existing situation and proposals for expansion. It is also recommended in the report that the resulting conclusions should form the basis of an Official Plan amendment.

MLU MLI REX RR1 S08 S12 R07 C16

A32 F05 F10 F16 F18



TITLE Woodbridge Central Area Study  
Part 1 - Development Factors

AUTHOR Planning Department, Town of Vaughan # 4

FORMAT 1974 Maps, Text 57 pages

CONTENT Examines factors which would influence the development of a part 2 official plan. The report is interesting in that it examines a small community undergoing rapid change and under great pressure for development yet is within the immediate influence of Metro Toronto.

text and maps examine the community under the following headings:

- Boundaries
- Historical Background
- Existing Official Plan Policies
- Conservation Authority Policies
- Transporation
- Population
- Land Use
- Buildings
- Land Value
- Traffic and Parking
- Utilities
- Natural Features

NOTE:- This is only a description of the existing situation and is used only as a background report for the policy making phase of the planning process.

A33 F05 S02 S04 MLG



Title: Borough of York - Housing Policy Study

Author: Paterson Planning & Research Ltd. for the  
Borough of York #2

Format: Soft cover, May 1975, 243 pages

Content:

The objective of this study was the establishment of an interim Housing Policy that would permit the municipality to make immediate interim decisions with respect to participation in Provincial initiatives with respect to Housing and also with respect to private applications for development of housing.

To estimate the housing needs by type, tenure and price for the short term (next 3 years) the first part of the study deals with Housing Stock and Conditions under the following 14 headings:

1. Unit Type
2. Number of Rooms & Bedrooms
3. Housing Starts/Completions
4. Demolitions
5. Dwelling Values
6. Vacancy Rates
7. Government Assisted Housing
8. Period of Construction
9. Structural Conditions
10. Water/Bath/Toilet Deficiencies
11. Lodging and Doubling Up
12. Persons/Room and Per Dwelling Unit
13. Length of Occupancy
14. Land Use

The second part of the inventory stage deals with the demographic and socio-economic characteristics of the municipality's inhabitants:

1. Population Growth
2. Age Distribution
3. Marital Status
4. Household Type, Size and Formation
5. Ethnic Composition
6. Family Income
7. Employment
8. Population Density

The study then proceeded to review existing planned, zoned or possible development areas and/or



sites having potential for residential redevelopment in terms of location, phasing, type and mix of housing. The purpose of this phase was to identify those factors which were impeding the development of these sites and the potential impact such development would have on the surrounding area and on the municipality.

The final stage of the report reviews existing metropolitan, provincial and federal housing policies and programs which have an impact upon housing. From this suggestions are made as to which ones would be advantageous to the municipality in meeting its housing targets including the means of implementation of same, and estimating the number of units to be produced under the different programs.

Some of the more interesting individual recommendations in the report are:

1. a target for condominium construction at the 50-55% level, rentals 40-45% and free simple ownerships at 5%.
2. encourage more private rental housing production by means of zoning bonuses.
3. hiring of a Housing Co-ordinator.

The document on a whole is well written, factual, easy to read, with sound and practical recommendations.

HEA HEB HEF HCA R07 C18 FO5 F12 F23 F17 S05





Title           Condominium Policy For The Borough of York  
Author:        Borough of York Planning Department # 3  
Format:        Loose-leaf, 34 pages, January 1975  
Content:

A policy paper based on a synthesis of studies on condominiums carried out by the various municipalities of Metropolitan Toronto.

The report focuses primarily on the condominium policy developed by the Borough of Etobicoke which includes the identification of 10 areas of concern relating to major problems in condominium developments. That is:

1. Safety
2. Driveway Standards
3. Traffic and Parking Control
4. Parking Standards
5. Sidewalk and Walkway Standards
6. Utility Standards
7. Open Space and Recreational Facilities
8. Social Environment Criteria
9. Scope of Condominium Corporation
10. Maintenance

Out of this examination policies and procedures are articulated for approving condominium applications for 3 basic categories.

(1)       New Construction

Declaration of a condominium proposal must be made when initial rezoning is applied for. A Condominium Agreement is then required which includes provisions relating to required construction works, the standards of design and construction, performance guarantees payment of any required levies, and the regulation of residential occupancy during construction.

(2)       Building Under Construction

This category will disappear once all buildings under construction, at the time this policy was adopted, are completed since the procedures for new



construction will apply.

(3) Conversions to Condominium

Although acknowledging a need for some major degree of flexibility the general position is to require the applicant to meet all the critical requirements to be applied to condominium schemes e.g. 1.5 parking spaces/unit, gross floor area of 1,000 sq.ft. unit, provision of onsite recreational, social and service facilities, etc. This would appear to be specifically intended to ensure that there is not major depletion of the existing rental accommodation.

HBA HBB BBA BBE A34 R07 C15 C17 C18 F10 F12  
F14 S03







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